



2008
PROPERTY ASSESSMENT
STUDY

COUNTY SALES
VERIFICATION REPORT

Prepared for
The Colorado Legislative Council





2008 County Sales Verification Report

According to Colorado Revised Statutes:

A representative body of sales is required when considering the market approach to appraisal.

(8) In any case in which sales prices of comparable properties within any class or subclass are utilized when considering the market approach to appraisal in the determination of actual value of any taxable property, the following limitations and conditions shall apply:

(a)(I) Use of the market approach shall require a representative body of sales, including sales by a lender or government, sufficient to set a pattern, and appraisals shall reflect due consideration of the degree of comparability of sales, including the extent of similarities and dissimilarities among properties that are compared for assessment purposes. In order to obtain a reasonable sample and to reduce sudden price changes or fluctuations, all sales shall be included in the sample that reasonably reflect a true or typical sales price during the period specified in section 39-1-104 (10.2). Sales of personal property exempt pursuant to the provisions of sections 39-3-102, 39-3-103, and 39-3-119 to 39-3-122 shall not be included in any such sample.

(b) Each such sale included in the sample shall be coded to indicate a typical, negotiated sale, as screened and verified by the assessor. (39-1-103, C.R.S.)

The assessor is required to use sales of real property only in the valuation process.

(8)(f) Such true and typical sales shall include only those sales which have been determined on an individual basis to reflect the selling price of the real property only or which have been adjusted on an individual basis to reflect the selling price of the real property only. (39-1-103, C.R.S.)

Part of the Property Assessment Study is the sales verification analysis. RMVS has used the above-cited statutes as a guide in our study of the county's procedures and practices for verifying sales.

In 2008 RMVS reviewed the sales verification procedures for all sixty-four Colorado counties. This study was conducted by checking selected sales from the master sales list for the valuation period. Specifically RMVS reviewed a sample of each county's



disqualified sales. A county received an “Excellent” rating if RMVS agreed with the reasoning for every disqualified sale. A “Good” rating was obtained if RMVS agreed with 94-99% of the county’s disqualified sales. If RMVS agreed with 80-93% of the county’s disqualified sales, a rating of “Adequate” was given. Anything below 80% would be considered “Inadequate.”

Forty-one counties (64.06%) received an “Excellent” rating

Twenty counties (31.25%) received a “Good” rating

Three counties (4.69%) received an “Adequate” rating

No county received an “Inadequate” rating

A summary of RMVS’s findings on the sixty-four Colorado counties sales disqualification procedures is listed below:

1. Nineteen counties lacked adequate documentation for one or more of their sampled disqualified sales
2. Eighteen counties used unique county disqualification codes rather than codes recommended by the DPT
3. Six counties’ sales verification process could be improved by using the DPT’s coding system rather than the less specific or inadequate county coding system
4. Twenty-seven counties used the DPT’s sales disqualification codes and had no disagreement for any of their transactions

Sales Verification - Field Notes for Narrative

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
01 Adams				
The county is doing a good job of confirming their sales. RMVS did not agree with only one disqualification in the sample as there was insufficient documentation.				
<input checked="" type="checkbox"/>	171923323005	57		
<input checked="" type="checkbox"/>	172106105027	62		
<input checked="" type="checkbox"/>	1719022109006	62	Quit claim deed	
<input checked="" type="checkbox"/>	172116003003	60		
<input checked="" type="checkbox"/>	171909122021	60	Estate sale	
<input checked="" type="checkbox"/>	182134101008	58		
<input checked="" type="checkbox"/>	172111403003	58		
<input checked="" type="checkbox"/>	172110401003	58		
<input checked="" type="checkbox"/>	182326103022	58		
<input checked="" type="checkbox"/>	157333007010	63	Trade	
<input checked="" type="checkbox"/>	172107116012	57		
<input checked="" type="checkbox"/>	156905208007	57	Family transaction	
<input checked="" type="checkbox"/>	171901206034	57		
<input checked="" type="checkbox"/>	156906410024	57		
<input checked="" type="checkbox"/>	171921104028	56		
<input checked="" type="checkbox"/>	182517215007	55	Educational	
<input checked="" type="checkbox"/>	171931407001	54	Religious	
<input checked="" type="checkbox"/>	182131403018	53	Charitable	
<input checked="" type="checkbox"/>	182508402025	51		
<input checked="" type="checkbox"/>	182306113023	51		
<input checked="" type="checkbox"/>	156906200020	51	Government	
<input checked="" type="checkbox"/>	182307200018	58	Business affiliates	
<input checked="" type="checkbox"/>	182307106005	69		
<input checked="" type="checkbox"/>	156700000271	65	Unfinished agreement	
<input checked="" type="checkbox"/>	156907300051	65		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	157131212017	65		
<input checked="" type="checkbox"/>	172112401025	66	Personal property	
<input checked="" type="checkbox"/>	156903218025	66		
<input checked="" type="checkbox"/>	171920325005	67	Franchise	
<input checked="" type="checkbox"/>	171913005010	67		
<input checked="" type="checkbox"/>	172112431004	68	Remodeled after sale	
<input checked="" type="checkbox"/>	171933115002	69	Partial interest	
<input checked="" type="checkbox"/>	171901214018	69		
<input checked="" type="checkbox"/>	172118132003	70	Foreclosure	
<input checked="" type="checkbox"/>	157101000005	64	Multi-properties	
<input checked="" type="checkbox"/>	182134320009	63		
<input checked="" type="checkbox"/>	157326308144	63		
<input checked="" type="checkbox"/>	181328306002	68		
<input checked="" type="checkbox"/>	182131125057	63		
<input checked="" type="checkbox"/>	171927120001	64		
<input checked="" type="checkbox"/>	157129202001	64		
<input checked="" type="checkbox"/>	171927120001	64		
<input checked="" type="checkbox"/>	156900000292	56	Financial institution	
<input checked="" type="checkbox"/>	171907115071	63		
<input type="checkbox"/>	182305200013	60		Insufficient documentation
Accounts Audited: 45 Auditor Agrees: -44 Auditor Disagrees: -1 Auditor Disagrees: -2.22%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
02 Alamosa				
Alamosa county is doing an excellent job of confirming their sales. RMVS agreed with the county's reason for disqualifying each of the sales selected in the sample.				
<input checked="" type="checkbox"/>	541304212008	60		
<input checked="" type="checkbox"/>	541506400009	62		
<input checked="" type="checkbox"/>	528309200280	24	Combination/split	
<input checked="" type="checkbox"/>	541304301008	17		
<input checked="" type="checkbox"/>	528514200017	60		
<input checked="" type="checkbox"/>	541506303005	57		
<input checked="" type="checkbox"/>	541310222007	16		
<input checked="" type="checkbox"/>	541309008020	66	Personal property	
<input checked="" type="checkbox"/>	513517100010	20	Other	With minor improvements
<input checked="" type="checkbox"/>	541304202011	68	Remodeled after sale	
<input checked="" type="checkbox"/>	541304202010	68		
<input checked="" type="checkbox"/>	528335100083	58	Business affiliates	
<input checked="" type="checkbox"/>	541316400027	60	Estate sale	
<input checked="" type="checkbox"/>	541310221006	71		
<input checked="" type="checkbox"/>	541309017003	70	Non-arm'slength	Owner financed
<input checked="" type="checkbox"/>	541304202003	60		
<input checked="" type="checkbox"/>	528330200269	24		
<input checked="" type="checkbox"/>	541311213003	57	Family transaction	
<input checked="" type="checkbox"/>	528332300201	71	Multi-buildings	
<input checked="" type="checkbox"/>	541304317005	16	Mixed use	
<input checked="" type="checkbox"/>	541320300196	68		
<input checked="" type="checkbox"/>	541320100194	28	Non-typical	Provided comps
<input checked="" type="checkbox"/>	541310214009	17	Use change	
<input checked="" type="checkbox"/>	541304309027	20		Provided comps
<input checked="" type="checkbox"/>	541506302017	24		
<input checked="" type="checkbox"/>	528530101003	62	Quit claim deed	
<input checked="" type="checkbox"/>	541304402013	64		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	528735400025	71		
<input checked="" type="checkbox"/>	528332200001	57		
<input checked="" type="checkbox"/>	499921100028	66		
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
03 Araphoe				
Arapahoe County does a excellent job in documentaiton on disqualified sales. Arapahoe County does not use the State DPT sales reason codes.				
<input checked="" type="checkbox"/>	207728112002	9	Other	Appraisal changes after sale
<input checked="" type="checkbox"/>	197508407002	9	Other	Appraisal changes after sale
<input checked="" type="checkbox"/>	207527325001	9	Other	3 sales in 4 days
<input checked="" type="checkbox"/>	207525223002	9	Other	Multi sales in same time period
<input checked="" type="checkbox"/>	207728107028	9	Other	Appraisal changes after sale
<input checked="" type="checkbox"/>	207534205003	9	Other	Multi sales in same time period
<input checked="" type="checkbox"/>	207728124005	9	Other	Appraisal changes after sale
<input checked="" type="checkbox"/>	197530244001	9	Other	Appraisal changes after sale
<input checked="" type="checkbox"/>	20751620810	9	Other	Appraisal changes after sale
<input checked="" type="checkbox"/>	207527219001	9	Other	Multi sales in same time period
<input checked="" type="checkbox"/>	197507207001	9	Other	Multi sales in same time period
<input checked="" type="checkbox"/>	197327105148	9	Other	Related parties
<input checked="" type="checkbox"/>	207724204009	9	Other	Appraisal changes after sale
<input checked="" type="checkbox"/>	207521428004	9	Other	Change of use
<input checked="" type="checkbox"/>	207332205001	9	Other	Multi sales in same time period
<input checked="" type="checkbox"/>	197313319002	9	Other	Multi sales in same time period
<input checked="" type="checkbox"/>	197530244001	9	Other	Appraisal changes after sale
<input checked="" type="checkbox"/>	197518432002	9	Other	Foreclosure Sale
<input checked="" type="checkbox"/>	197134212009	9	Other	Related parties
<input checked="" type="checkbox"/>	207724203017	9	Other	Second sale in time frame
<input checked="" type="checkbox"/>	197518442014	9	Other	A sale from LLC to owner of LLC
<input checked="" type="checkbox"/>	207130420002	9	Other	Sale should have been for vacant land- partial ownership
<input checked="" type="checkbox"/>	207518312020	9	Other	Sale should have been for vacant land- partial ownership
<input checked="" type="checkbox"/>	207716206006	9	Other	Condition poor at TOS
<input checked="" type="checkbox"/>	207716308003	9	Other	Appraisal changes after sale
<input checked="" type="checkbox"/>	207717119021	9	Other	terms and condition of sale unverifiable, TD1000 states partial sale of 63.444%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	207721219009	9	Other	NOMLS on either sale, 139.900 in 2005 per comps sale unqualified
<input checked="" type="checkbox"/>	207724203003	9	Other	Appraisal changes after sale
<input checked="" type="checkbox"/>	207724203017	9	Other	Appraisal changes after sale
<input checked="" type="checkbox"/>	197335117020	9	Other	Related parties
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
04 Archuleta				
Archuleta does an excellent job on documentation of disqualified sales. Archuleta County does not use the state DPT sales reason codes.				
<input checked="" type="checkbox"/>	569918407089	14	COMBINED OR SPLIT	Noted:
<input checked="" type="checkbox"/>	569908421020	12	UNKNOWN PERSONAL PROP INCL	Noted:
<input checked="" type="checkbox"/>	569310402005	12	UNKNOWN PERSONAL PROP INCL	Noted:
<input checked="" type="checkbox"/>	558325415002	12	UNKNOWN PERSONAL PROP INCL	Noted:
<input checked="" type="checkbox"/>	568907400017	12	UNKNOWN PERSONAL PROP INCL	Noted:
<input checked="" type="checkbox"/>	569916320008	12	UNKNOWN PERSONAL PROP INCL	Noted:
<input checked="" type="checkbox"/>	569916320002	12	UNKNOWN PERSONAL PROP INCL	Noted:
<input checked="" type="checkbox"/>	569907111120	14	COMBINED OR SPLIT	Noted:
<input checked="" type="checkbox"/>	558122200035	14	COMBINED OR SPLIT	Noted:
<input checked="" type="checkbox"/>	569301101057	14	COMBINED OR SPLIT	Noted:
<input checked="" type="checkbox"/>	569913327003	12	UNKNOWN PERSONAL PROP INCL	Noted:
<input checked="" type="checkbox"/>	569918407088	14	COMBINED OR SPLIT	Noted:
<input checked="" type="checkbox"/>	569918406010	02	FAMILY TRANSACTIONS	Noted:
<input checked="" type="checkbox"/>	569301411025	14	COMBINED OR SPLIT	Noted:
<input checked="" type="checkbox"/>	567924200022	12	UNKNOWN PERSONAL PROP INCL	Noted:
<input checked="" type="checkbox"/>	569908327004	07	CHANGE AFTER SALE	Noted:
<input checked="" type="checkbox"/>	569919205015	07	CHANGE AFTER SALE	Noted:
<input checked="" type="checkbox"/>	569911405002	07	CHANGE AFTER SALE	Noted:
<input checked="" type="checkbox"/>	569916417037	07	CHANGE AFTER SALE	Noted:
<input checked="" type="checkbox"/>	569913102014	07	CHANGE AFTER SALE	Noted:
<input checked="" type="checkbox"/>	569907416019	07	CHANGE AFTER SALE	Noted:
<input checked="" type="checkbox"/>	569919309026	02	FAMILY TRANSACTIONS	Noted:
<input checked="" type="checkbox"/>	569312308052	02	FAMILY TRANSACTIONS	Noted:
<input checked="" type="checkbox"/>	569915312013	02	FAMILY TRANSACTIONS	Noted:
<input checked="" type="checkbox"/>	569919311005	02	FAMILY TRANSACTIONS	Noted:
<input checked="" type="checkbox"/>	569302204016	02	FAMILY TRANSACTIONS	Noted:
<input checked="" type="checkbox"/>	569918207090	14	COMBINED OR SPLIT	Noted:

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	569913406011	26	MIXED USE	Noted:
<input checked="" type="checkbox"/>	569908308003	07	CHANGE AFTER SALE	Noted:
<input checked="" type="checkbox"/>	569914412002	14	COMBINED OR SPLIT	Noted:
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
05 Baca				
Baca County does an excellent job on documentation of unqualified sales. Baca County uses the State DPT sales Reason Codes.				
<input checked="" type="checkbox"/>	R006766	73	Other - Use change	
<input checked="" type="checkbox"/>	R013575	73	Other - Use change	
<input checked="" type="checkbox"/>	R001848	82	Others Non- Arms length	Comps show this was out of alignment
<input checked="" type="checkbox"/>	R001904	70	Other - Auction	
<input checked="" type="checkbox"/>	R001911	81	Other Adjned Property	
<input checked="" type="checkbox"/>	R001916	70	Other - Auction	
<input checked="" type="checkbox"/>	R001947	73	Other - Use change	
<input checked="" type="checkbox"/>	R002103	78	Other Multi- Use	
<input checked="" type="checkbox"/>	R002105	73	Other - Use change	
<input checked="" type="checkbox"/>	R002119	72	Other Uninformed buyers	Checked against comps - comps show sale out of align
<input checked="" type="checkbox"/>	R005122	81	Other - Adjned property	
<input checked="" type="checkbox"/>	R005419	72	Other Uninformed buyers	House was unliveable and property had to be cleaned up
<input checked="" type="checkbox"/>	R006095	74	Other - Forced Sale	
<input checked="" type="checkbox"/>	R006156	82	Others Non-arms length	Realtor stated needed to move asap, took 1st offer
<input checked="" type="checkbox"/>	R007464	82	Others Non- Arms length	Owner financing with a balloon payment
<input checked="" type="checkbox"/>	R007474	78	Other Multi- Use	
<input checked="" type="checkbox"/>	R007518	72	Other Uninformed buyers	Unknown personal property included in sale
<input checked="" type="checkbox"/>	R007731	80	Other - Includes mobile home	
<input checked="" type="checkbox"/>	R007855	72	Other Uninformed buyers	Per seller - buyer was 1st time home buyer, house in not fair condition
<input checked="" type="checkbox"/>	R007887	72	Other Uninformed buyers	Buyer from back east and didn't know value of property per comps.
<input checked="" type="checkbox"/>	R007891	82	Others Non- Arms length	Unknown personal property included in sale, ownr financing, no down, no interest
<input checked="" type="checkbox"/>	R008243	81	Other Adjned Property	
<input checked="" type="checkbox"/>	R009472	77	Other - Ag Property	
<input checked="" type="checkbox"/>	R012113	72	Other Uninformed buyers	Unknown personal property included in sale.
<input checked="" type="checkbox"/>	R013391	73	Other - Use change	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R013454	73	Other - Use change	
<input checked="" type="checkbox"/>	R013501	81	Other Adjned Property	
<input checked="" type="checkbox"/>	R006154	60	Sale - Settle Estate	
<hr/>				
Accounts Audited:	28	Auditor Agrees:	-28	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
06 Bent				
Bent County does an excellent job of documentation on their unqualified sales. Bent County uses the State DPT approved Sales Reason Codes.				
<input checked="" type="checkbox"/>	0008004270	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001010580	60	ESTATE	
<input checked="" type="checkbox"/>	0001001030	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0023001600	75	AG SALE	
<input checked="" type="checkbox"/>	0023001705	71	SALE INVOLVES M H	
<input checked="" type="checkbox"/>	0001010580	69	PARTIAL INTEREST	
<input checked="" type="checkbox"/>	0023004255	68	REMODEL OR ADDITION OR DEMO	
<input checked="" type="checkbox"/>	0001001115	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001010580	60	ESTATE	
<input checked="" type="checkbox"/>	0001001170	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0031000720	56	FINANCIAL INSTITUTION	
<input checked="" type="checkbox"/>	0008000670	56	FINANCIAL INSTITUTION	
<input checked="" type="checkbox"/>	0001012520	56	FINANCIAL INSTITUTION	
<input checked="" type="checkbox"/>	0001012210	56	FINANCIAL INSTITUTION	
<input checked="" type="checkbox"/>	0001003180	56	FINANCIAL INSTITUTION	
<input checked="" type="checkbox"/>	0001001890	56	FINANCIAL INSTITUTION	
<input checked="" type="checkbox"/>	0008004280	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001010630	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001012360	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001011770	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001011675	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001011670	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001006610	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001010920	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001008970	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001004700	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001004365	64	MULTIPLE PROPERTIES	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	0001004360	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001003610	64	MULTIPLE PROPERTIES	
<input checked="" type="checkbox"/>	0001011665	64	MULTIPLE PROPERTIES	
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
07 Boulder				
The county is doing a good job of confirming their sales. RMVS diasagreed with only one disqualification as there was insufficient documentation.				
<input checked="" type="checkbox"/>	R0141181	10		
<input checked="" type="checkbox"/>	R0504834	24		
<input checked="" type="checkbox"/>	R0508396	24		
<input checked="" type="checkbox"/>	R0509472	24		
<input checked="" type="checkbox"/>	R0141216	10		
<input checked="" type="checkbox"/>	R0025462	5	Multi-parcels	
<input checked="" type="checkbox"/>	R0035393	5		
<input checked="" type="checkbox"/>	R0080502	5		
<input checked="" type="checkbox"/>	R0084390	5		
<input checked="" type="checkbox"/>	R0002739	7	Family transaction	
<input checked="" type="checkbox"/>	R0007685	7		
<input checked="" type="checkbox"/>	R0036893	7		
<input checked="" type="checkbox"/>	R0078080	7		
<input checked="" type="checkbox"/>	R0000419	8	Remodeled	
<input checked="" type="checkbox"/>	R0034039	8		
<input checked="" type="checkbox"/>	R0000218	9	Remodeled after confirmation	
<input checked="" type="checkbox"/>	R0007410	9		
<input checked="" type="checkbox"/>	R0019821	10	More than one building	
<input checked="" type="checkbox"/>	R0510030	14	Unbuildable	
<input checked="" type="checkbox"/>	R0002164	20	Foreclosure	
<input checked="" type="checkbox"/>	R0509359	23		
<input checked="" type="checkbox"/>	R0127260	23		
<input checked="" type="checkbox"/>	R0063742	23		
<input checked="" type="checkbox"/>	R0041626	23	Trade	
<input checked="" type="checkbox"/>	R0048602	20		
<input checked="" type="checkbox"/>	R0033669	10		
<input checked="" type="checkbox"/>	R0035260	20		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R0047350	7		
<input checked="" type="checkbox"/>	R0055330	17		
<input checked="" type="checkbox"/>	R0045067	17		
<input checked="" type="checkbox"/>	R0008120	17		
<input checked="" type="checkbox"/>	R0001113	17	Partial interest	
<input checked="" type="checkbox"/>	R0022209	27	Tax exempt	
<input checked="" type="checkbox"/>	R0147953	24	Use change	
<input checked="" type="checkbox"/>	R0041731	20		
<input checked="" type="checkbox"/>	R0012719	28	Extreme sale	
<input checked="" type="checkbox"/>	R0050429	28		
<input checked="" type="checkbox"/>	R0003691	29	Mixed use	
<input checked="" type="checkbox"/>	R0053152	29		
<input checked="" type="checkbox"/>	R0509423	29		
<input checked="" type="checkbox"/>	R0021944	60	Estate sale	
<input checked="" type="checkbox"/>	R0044225	60		
<input checked="" type="checkbox"/>	R0085056	27		
<input checked="" type="checkbox"/>	R0019781	7		
<input type="checkbox"/>	R0146252	8		Insufficient documentation
Accounts Audited: 45 Auditor Agrees: -44 Auditor Disagrees: -1 Auditor Disagrees: -2.22%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
64 Broomfield				
The county is doing a good job of confirming their sales. RMVS recommends, however, that the County expand their disqualification codes. Too many sales which could fit a more specific code recommended by the DPT are coded "other."				
<input checked="" type="checkbox"/>	R1129059	69		
<input checked="" type="checkbox"/>	R0130827	70	Other	In lieu of foreclosure
<input checked="" type="checkbox"/>	R8865101	3	Percent complete	
<input checked="" type="checkbox"/>	R8863674	70		Ag land at time of sale
<input checked="" type="checkbox"/>	R1060136	51	Government agency	
<input checked="" type="checkbox"/>	R1017066	50		
<input checked="" type="checkbox"/>	R0110958	71		
<input checked="" type="checkbox"/>	R0021002	70		From financial institution
<input checked="" type="checkbox"/>	R1146267	70		
<input checked="" type="checkbox"/>	R8864274	3		
<input checked="" type="checkbox"/>	R1017759	50		
<input checked="" type="checkbox"/>	R8862696	70		Ag land at time of sale
<input checked="" type="checkbox"/>	R1129270	69	Partial interest	
<input checked="" type="checkbox"/>	R1016731	64		
<input checked="" type="checkbox"/>	R0021474	60	Estate	
<input checked="" type="checkbox"/>	R8865231	3		
<input checked="" type="checkbox"/>	R1129427	64		
<input checked="" type="checkbox"/>	R8861338	3		
<input checked="" type="checkbox"/>	R1129434	64		
<input checked="" type="checkbox"/>	R1016681	49	Multiple sales in base year	
<input checked="" type="checkbox"/>	R8862680	70		Ag land at time of sale
<input checked="" type="checkbox"/>	R8861994	3		
<input checked="" type="checkbox"/>	R0017331	70		Holding company
<input checked="" type="checkbox"/>	R1129502	71	Not on open market	
<input checked="" type="checkbox"/>	R8864283	50	Remodeled after sale	
<input checked="" type="checkbox"/>	R2038355	70		Improvements demolished

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R8862313	71		
<input checked="" type="checkbox"/>	R8865669	64	Muliti-parcels	
<input type="checkbox"/>	R1060042	71		Insufficient documentation
<input type="checkbox"/>	R8862147	71		Insufficient documentation
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-28	Auditor Disagrees: -2
		Auditor Disagrees: -6.67%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
08 Chaffee				
The county is doing an excellent job of confirming their sales. RMVS did not disagree with any of the sales that were disqualified in their sample. The number of reason codes seem excessive, however, as they duplicate reasons for disqualification. RMVS recommends the county consider using the reason codes recommended by the DPT.				
✓	R353534200833	14		
✓	R368130308072	4		
✓	R380325100034	4		
✓	R342117400196	34	Adjacent property	
✓	R327117100211	5	Personal property	
✓	R342502200608	35	Partial interesr	
✓	R327108461257	12	Trade	
✓	R316303100117	13		
✓	R342525310113	13	Family transaction	
✓	R368131208061	12		
✓	R380510100149	120	Charitable	
✓	R368315300158	12		
✓	R289931400016	4	Multi-parcels	
✓	R327108465213	19	Not arms-length	Bank foreclosure
✓	R327118200078	13		
✓	R326912300174	14	Remodeled after sale	
✓	R353318200042	14		
✓	R380707200084	14		
✓	R327108460351	17	Mixed use	
✓	R316324300020	17		
✓	R368132411364	50	Imps demolished after sale	
✓	R327116300193	18	Bank foreclosure	
✓	R368132421228	19		Building condemned
✓	R327108403026	20	Change of use	
✓	R368132400036	22	Non-typical sale	Partial interest
✓	R380705104429	26	Two residences	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R380510300235	26		
<input checked="" type="checkbox"/>	R327109328020	27	Multi-imps on land	
<input checked="" type="checkbox"/>	R380513400256	33	Property split	
<input checked="" type="checkbox"/>	R380706300002	17		
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
09 Cheyenne				
<input checked="" type="checkbox"/>	336105404009	68		
<input checked="" type="checkbox"/>	333920118002	68		
<input checked="" type="checkbox"/>	336108112001	64		
<input checked="" type="checkbox"/>	333920484153	64		
<input checked="" type="checkbox"/>	333920148001	66	Personal property	
<input checked="" type="checkbox"/>	336105401004	66		
<input checked="" type="checkbox"/>	332716307003	68	Remodeled	
<input checked="" type="checkbox"/>	333920430011	68		
<input checked="" type="checkbox"/>	333921209009	68		
<input checked="" type="checkbox"/>	334112214001	54	Religious	
<input checked="" type="checkbox"/>	333921332007	68		
<input checked="" type="checkbox"/>	333920303002	22	Mobile home	
<input checked="" type="checkbox"/>	333921212001	64		
<input checked="" type="checkbox"/>	333921496179	64		
<input checked="" type="checkbox"/>	333921218019	68		
<input checked="" type="checkbox"/>	333920119001	70		
<input checked="" type="checkbox"/>	333920441002	51	Government	
<input checked="" type="checkbox"/>	333920191011	64	Multi-parcels	
<input checked="" type="checkbox"/>	333921215006	68		
<input checked="" type="checkbox"/>	336104301010	70		
<input checked="" type="checkbox"/>	333920291191	70		
<input checked="" type="checkbox"/>	336104301014	57		
<input checked="" type="checkbox"/>	336104312001	64		
<input checked="" type="checkbox"/>	336109222002	62		
<input checked="" type="checkbox"/>	334112222002	62	Quit claim deed	
<input checked="" type="checkbox"/>	333920484153	57		
<input checked="" type="checkbox"/>	336104307006	64		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	333921190008	57	Related parties	
<input checked="" type="checkbox"/>	336105405002	57		
<input checked="" type="checkbox"/>	333921496176	70	Other	Foreclosure
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
10 Clear Creek				
Clear Creek does an excellent job of documentation.				
<input checked="" type="checkbox"/>	R009130	10	Other - State reason in remarks	Undivided 1/2 interest
<input checked="" type="checkbox"/>	R006771	9	Sale came out of a foreclosure	
<input checked="" type="checkbox"/>	R009133	9	Sale came out of a foreclosure	
<input checked="" type="checkbox"/>	R009204	9	Sale came out of a foreclosure	
<input checked="" type="checkbox"/>	R000692	10	Other - State reason in remarks	Overpaid because it's the last lot on lake
<input checked="" type="checkbox"/>	R002135	10	Other - State reason in remarks	Sold with adj. house in Gilpin
<input checked="" type="checkbox"/>	R004141	10	Other - State reason in remarks	Deeds to one party then deeded back on property
<input checked="" type="checkbox"/>	R007172	10	Other - State reason in remarks	Not on open market
<input checked="" type="checkbox"/>	R009553	10	Other - State reason in remarks	Pre-foreclosure sale
<input checked="" type="checkbox"/>	R014668	10	Other - State reason in remarks	Ag classification
<input checked="" type="checkbox"/>	R006686	9	Sale came out of a foreclosure	
<input checked="" type="checkbox"/>	R014286	10	Other - State reason in remarks	Forest Ag classification
<input checked="" type="checkbox"/>	R012780	3	Sale involves multiple properties	
<input checked="" type="checkbox"/>	R013201	10	Other - State reason in remarks	Homesavers sold prior to foreclosure
<input checked="" type="checkbox"/>	R011555	10	Other - State reason in remarks	Not on open market
<input checked="" type="checkbox"/>	R009629	10	Other - State reason in remarks	Court ordered divorce sale
<input checked="" type="checkbox"/>	R006239	10	Other - State reason in remarks	Sold to renter/not on open market
<input checked="" type="checkbox"/>	R009432	3	Sale involves multiple properties	
<input checked="" type="checkbox"/>	R014071	3	Sale involves multiple properties	
<input checked="" type="checkbox"/>	R008915	3	Sale involves multiple properties	
<input checked="" type="checkbox"/>	R005816	9	Sale came out of a foreclosure	
<input checked="" type="checkbox"/>	R010584	3	Sale involves multiple properties	
<input checked="" type="checkbox"/>	R010599	3	Sale involves multiple properties	
<input checked="" type="checkbox"/>	R012520	3	Sale involves multiple properties	
<input checked="" type="checkbox"/>	R012870	3	Sale involves multiple properties	
<input checked="" type="checkbox"/>	R016605	3	Sale involves multiple properties	
<input checked="" type="checkbox"/>	R001263	9	Sale came out of a foreclosure	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R004096	9	Sale came out of a foreclosure	
<input checked="" type="checkbox"/>	R004249	9	Sale came out of a foreclosure	
<input checked="" type="checkbox"/>	R005380	3	Sale involves multiple properties	
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
11 Conejos				
The county is doing a good job of confirming their sales. RMVS did not agree with one disqualified sale in their sample due to insufficient documentation.				
<input checked="" type="checkbox"/>	556334103060	19		Bought sight unseen
<input checked="" type="checkbox"/>	598718401030	19		Foreclosure
<input checked="" type="checkbox"/>	586724140008	7		
<input checked="" type="checkbox"/>	598526300012	18	Unverifiable sale	Included mobile home
<input checked="" type="checkbox"/>	586721429001	7		
<input checked="" type="checkbox"/>	587517201004	40	Partial interest	
<input checked="" type="checkbox"/>	572320360205	14		
<input checked="" type="checkbox"/>	598106205066	19		Trustee's deed
<input checked="" type="checkbox"/>	598125400015	19		Trustee's deed
<input checked="" type="checkbox"/>	598729201007	34		
<input checked="" type="checkbox"/>	557122129012	14	Multi-properties	
<input checked="" type="checkbox"/>	598327300007	7	Related parties	
<input checked="" type="checkbox"/>	572114316001	16	Personal property	
<input checked="" type="checkbox"/>	586510300041	14		
<input checked="" type="checkbox"/>	572329188004	48	Assemblage	
<input checked="" type="checkbox"/>	572114316001	34	Remodeled after sale	
<input checked="" type="checkbox"/>	598109300105	48		
<input checked="" type="checkbox"/>	587102201008	43	Personal representative's deed	
<input checked="" type="checkbox"/>	572114314006	1	Government agency	
<input checked="" type="checkbox"/>	556128400188	7		
<input checked="" type="checkbox"/>	586724452067	19		Foreclosure
<input checked="" type="checkbox"/>	572114329021	19		Foreclosure
<input checked="" type="checkbox"/>	572320475002	7		
<input checked="" type="checkbox"/>	586723300122	7		
<input checked="" type="checkbox"/>	572114200025	22	Personal representative's deed	
<input checked="" type="checkbox"/>	572134307004	7		
<input checked="" type="checkbox"/>	572114201001	19		Split and remodel

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	572320347121	7		
<input checked="" type="checkbox"/>	598526300012	19		Foreclosure
<input type="checkbox"/>	572329216080	19	Other	Insufficient documentation
Accounts Audited: 30 Auditor Agrees: -29 Auditor Disagrees: -1 Auditor Disagrees: -3.33%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
12 Costilla				
The county is doing a good job of confirming their sales. RMVS did not agree with two sales because of the lack of documentation. RMVS recommends using comps in situations where the sale is an extreme.				
<input checked="" type="checkbox"/>	10016011	79	Other	Remodeled after sale
<input checked="" type="checkbox"/>	10009470	10	Developer	
<input checked="" type="checkbox"/>	30004641	88	Used second sale in period	
<input checked="" type="checkbox"/>	10004280	96		
<input checked="" type="checkbox"/>	10007701	1	Family transaction	
<input checked="" type="checkbox"/>	10000610	12	Includes mobile home	
<input checked="" type="checkbox"/>	10000890	16	Unverifiable data	Government
<input checked="" type="checkbox"/>	70276340	63	Trade	
<input checked="" type="checkbox"/>	71503910	35		
<input checked="" type="checkbox"/>	40012600	79		Remodeled after sale
<input checked="" type="checkbox"/>	40000640	35	Partial interest	
<input checked="" type="checkbox"/>	10005505	21		
<input checked="" type="checkbox"/>	70223800	1		
<input checked="" type="checkbox"/>	70339080	2		
<input checked="" type="checkbox"/>	72300860	18	Distress	Foreclosure
<input checked="" type="checkbox"/>	20002491	12	Quit claim deed	
<input checked="" type="checkbox"/>	70260731	2	Foreclosure	
<input checked="" type="checkbox"/>	70273190	96	Under construction	
<input checked="" type="checkbox"/>	10015660	21	Multi-parcels	
<input checked="" type="checkbox"/>	10001401	36		
<input checked="" type="checkbox"/>	10002320	12		
<input checked="" type="checkbox"/>	70133360	2		
<input checked="" type="checkbox"/>	50002740	21		
<input checked="" type="checkbox"/>	60001610	2		
<input checked="" type="checkbox"/>	10005542	21		
<input checked="" type="checkbox"/>	10019650	36	Personal property	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	70251090	21		
<input checked="" type="checkbox"/>	60001610	26	Public trustee's deed	
<input type="checkbox"/>	71233360	16	Questionable data	No reason to reject
<input type="checkbox"/>	70361260	16		No reason to reject
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-28	Auditor Disagrees: -2
		Auditor Disagrees: -6.67%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
13 Crowley				
Crowley County does an excellent job of sales verification,the Assessor knows his county and has documentation to justify all unqualified sales. Crowley county uses the State DPT Sales Reason Codes.				
<input checked="" type="checkbox"/>	10300290	71	In Leiu of Foreclosure	
<input checked="" type="checkbox"/>	11000021	71	In Leiu of Foreclosure	
<input checked="" type="checkbox"/>	10400313	72	Mobile Homes	
<input checked="" type="checkbox"/>	10300059	71	In Leiu of Foreclosure	
<input checked="" type="checkbox"/>	10100539	71	In Leiu of Foreclosure	
<input checked="" type="checkbox"/>	10100607	72	Mobile Homes	
<input checked="" type="checkbox"/>	10300365	71	In Leiu of Foreclosure	
<input checked="" type="checkbox"/>	10400025	71	In Leiu of Foreclosure	
<input checked="" type="checkbox"/>	10100385	71	In Leiu of Foreclosure	
<input checked="" type="checkbox"/>	10300004	71	In Leiu of Foreclosure	
<input checked="" type="checkbox"/>	10801285	72	Mobile Homes	
<input checked="" type="checkbox"/>	10800896	72	Mobile Homes	
<input checked="" type="checkbox"/>	10400225	72	Mobile Homes	
<input checked="" type="checkbox"/>	10400223	72	Mobile Homes	
<input checked="" type="checkbox"/>	10801620	71	In Leiu of Foreclosure	
<input checked="" type="checkbox"/>	10100763	72	Mobile Homes	
<input checked="" type="checkbox"/>	10500046	73	Sale Involves Mineral Rights	
<input checked="" type="checkbox"/>	10400047	72	Mobile Homes	
<input checked="" type="checkbox"/>	10600242	74	Ag Class at time of Sale	
<input checked="" type="checkbox"/>	10400048	72	Mobile Homes	
<input checked="" type="checkbox"/>	10900847	74	Ag Class at time of Sale	
<input checked="" type="checkbox"/>	10500046	73	Sale Involves Mineral Rights	
<input checked="" type="checkbox"/>	10600022	73	Sale Involves Mineral Rights	
<input checked="" type="checkbox"/>	10600022	73	Sale Involves Mineral Rights	
<input checked="" type="checkbox"/>	10600114	73	Sale Involves Mineral Rights	
<input checked="" type="checkbox"/>	10600241	74	Ag Class at time of Sale	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	10600241	74	Ag Class at time of Sale	
<input checked="" type="checkbox"/>	10600242	74	Ag Class at time of Sale	
<input checked="" type="checkbox"/>	10901023	72	Mobile Homes	
<input checked="" type="checkbox"/>	10300314	72	Mobile Homes	
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
14 Custer				
The county is doing a good job of confirming their sales. RMVS found only one sale with insufficient documentation in their audit sample.				
<input checked="" type="checkbox"/>	10111413	57		
<input checked="" type="checkbox"/>	10056302	64		
<input checked="" type="checkbox"/>	10110851	64		
<input checked="" type="checkbox"/>	10187275	64		
<input checked="" type="checkbox"/>	10041610	64	Multi-properties	
<input checked="" type="checkbox"/>	10026306	60		
<input checked="" type="checkbox"/>	10094902	62		
<input checked="" type="checkbox"/>	10026302	60	Estate sale	
<input checked="" type="checkbox"/>	10081473	58	Business affiliates	
<input checked="" type="checkbox"/>	10234100	62	Quit claim deed	
<input checked="" type="checkbox"/>	10030236	65	Unfulfilled agreement	
<input checked="" type="checkbox"/>	10003050	57		
<input checked="" type="checkbox"/>	10091000	72	Stress sale	Bank sale
<input checked="" type="checkbox"/>	10192203	57	Related parties	
<input checked="" type="checkbox"/>	10190550	57		
<input checked="" type="checkbox"/>	10079000	74		Improvements only
<input checked="" type="checkbox"/>	10184251	57		
<input checked="" type="checkbox"/>	10040550	57		
<input checked="" type="checkbox"/>	10155900	57		
<input checked="" type="checkbox"/>	10109552	75		
<input checked="" type="checkbox"/>	10075101	69		
<input checked="" type="checkbox"/>	10116050	75	Immediate resale	
<input checked="" type="checkbox"/>	10152409	66	Personal property	
<input checked="" type="checkbox"/>	10177500	72		Bank sale
<input checked="" type="checkbox"/>	10236930	71	Discounted at time of sale	Used second sale in period
<input checked="" type="checkbox"/>	10158455	69	Partial interest	
<input checked="" type="checkbox"/>	10102150	68		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	10159157	68		
<input checked="" type="checkbox"/>	10211550	68	Remodeled after sale	
<input type="checkbox"/>	10141957	74	Other	Life estate - no reason to disqualify
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-29	Auditor Disagrees: -1
				Auditor Disagrees: -3.33%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
15 Delta				
Delta does an excellent job on documentation on unqualified sales. Delta used the State DPT sales reason codes.				
✓	318725100002	71	Agricultural	SALE INCLUDES PARCELS 3245-011-00-001 3245-022-00-003 3245-031-00-002
✓	345708302007	71	Agricultural	2 PARCEL SALE/AG
✓	318731200020	71	Agricultural	SALE INCLUDES PARCEL #3187-312-00-021
✓	318731200023	71	Agricultural	AGRICULTURAL LAND
✓	318908100001	71	Agricultural	sale includes parcel #3189-092-00-005
✓	318909100001	71	Agricultural	MULTI PARCEL SALE
✓	319506100001	71	Agricultural	sale totals 16 parcels
✓	323713205001	71	Agricultural	MULTIPLE PARCELS
✓	345317200007	71	Agricultural	sale includes parcels 3453-181-00-009 3453-184-00-007 3453-173-00-008
✓	345724211009	70	Other	UNQUALIFIED SALE/COMPANY PURCHASES HOME FROM TRANSFERED EMPLOYEE AND THEN RESELLS AT A PROFIT 4/06 SM
✓	345523400015	71	Agricultural	RECIEVED TD 10-17-06
✓	298515100001	64	Multiple properties	sale includes parcels 2985-161-00-001 2985-161-00-002
✓	318731405024	72	Mobile Home	PURGED TITLE MOBILE HOME ON LAND JG
✓	297931200014	64	Multiple properties	sale includes parcel 2979-312-00-015
✓	297931201009	64	Multiple properties	2 parcels: 2979-312-01-009 and 2979-312-01-010
✓	297931400035	64	Multiple properties	sale includes parcel 2979-314-00-037
✓	319317100004	70	Other	UNBUILDABLE PARCEL PURCHASED TO ADD TO ADJACENT PARCEL.
✓	324506145011	64	Multiple properties	sale includes parcel 3245-061-60-002
✓	345713313005	70	Other	NOT ON THE OPEN MARKET/NEW OWNER WAS RENTING 12/05 SM
✓	345330300004	71	Agricultural	FAMILY SALE 6/06 SM
✓	319319407001	70	Other	ONE OF TWO ADJACENT LOTS THAT WERENT ON THE MARKET. JW
✓	345530201002	70	Other	HARDSHIP SALE/NOT ARMS LENGTH /VERY POOR SHAPE 3/05 SM

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	319317200028	70	Other	multiple residences on property
<input checked="" type="checkbox"/>	319317300086	70	Other	TWO DEEDS INVOLVED
<input checked="" type="checkbox"/>	319317400097	70	Other	RE-SOLD IMMEDIATELY
<input checked="" type="checkbox"/>	319320105010	70	Other	RENT TO OWN PURCHASE/NOT ON THE OPEN MARKET
<input checked="" type="checkbox"/>	345518330003	70	Other	HURRIED SALE/DISCOUNTED PRICE/SOLD TO RENTERS- JG
<input checked="" type="checkbox"/>	345519108004	70	Other	RENT TO OWN TO A TYPICAL SALE 2/06 SM
<input checked="" type="checkbox"/>	324128400032	70	Other	Involves financial institution
<input checked="" type="checkbox"/>	323906206003	70	Other	PROPERTY WAS PREVIOUSLY ADJUSTED 50% - SALE PRICE NOT REFLECTIVE OF CURRENT VALUE. JW
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
16 Denver				
The county has done a good job of confirming sales. Only three sales from the audit sample had insufficient documentation. RMVS, however, recommends that the county revise their disqualifications codes so that there are no duplicate codes for the same reason for disqualification.				
✓	0129110020000	F		
✓	0129105015000	MC	MLS Market & condition	
✓	0129104011000	DC		
✓	0129104010000	C7	Condition/Foreclosure	
✓	0128330006000	TI	Partial interest	
✓	0127424023023	@	Resold later	
✓	0127417007000	MZ	Multi-parcels	
✓	0127412029000	M@	Resold later	
✓	0127411012000	GZ	Government	
✓	0113506002000	R		
✓	0228203005000	M7	Corporate buyout	
✓	0129114002000	QN	Quit claim deed	
✓	0220431019000	FN	Foreclosure	
✓	0113505017000	F		
✓	0022110012000	GD	Government	
✓	0022110003000	D	Disposal	
✓	0022105006000	CU	Condition/Undivided interest	
✓	0019510008000	F	Foreclosure	
✓	0019505015000	R	Related parties	
✓	0018205009000	DC	Foreclosure	
✓	0003101002000	VZ	Multi-parcels	
✓	0127402023000	MZ	Multi-parcels	
✓	0503822095095	@	Resale	
✓	0216319003000	QR	Quit claim deed	
✓	0214304005000	RI	Partial interest	
✓	0133429028000	E@	Estate sale	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	0133331010000	N?	Questionable sale	
<input checked="" type="checkbox"/>	0228206013000	RI		
<input checked="" type="checkbox"/>	0234905021000	B	Purchased from builder	
<input checked="" type="checkbox"/>	0234919030000	%Z	Multi-parcels	
<input checked="" type="checkbox"/>	0235208069069	C		
<input checked="" type="checkbox"/>	0510425018000	E		
<input checked="" type="checkbox"/>	0129106003000	ED	Estate sale	
<input checked="" type="checkbox"/>	0129303004000	R7	Related parties	
<input checked="" type="checkbox"/>	0129230020000	QS	Quit claim deed	
<input checked="" type="checkbox"/>	0129203018000	R8	Related parties	
<input checked="" type="checkbox"/>	0129108006000	E8	Estate sale	
<input checked="" type="checkbox"/>	0129106018000	FC	Foreclosure	
<input checked="" type="checkbox"/>	0222114028000	8T	Trade	
<input checked="" type="checkbox"/>	0133304003000	E7	Estate sale	
<input checked="" type="checkbox"/>	0222135017000	D		
<input checked="" type="checkbox"/>	0502205034000	ZP	Personal property	
<input type="checkbox"/>	0222127032000	U		Insufficient documentation
<input type="checkbox"/>	0222130012000	U		Insufficient documentation
<input type="checkbox"/>	0129126013000	U	Undivided interest	Insufficient documentation
Accounts Audited: 45 Auditor Agrees: -42 Auditor Disagrees: -3 Auditor Disagrees: -6.67%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
17 Dolores				
Dolores County does an good job of the sales reason codes for disqualification. Dolores County does not use the State DPT sales reason codes.				
<input checked="" type="checkbox"/>	504736207015	78	Added Improvements	
<input checked="" type="checkbox"/>	480536413006	27	Not an arms-length transaction	
<input checked="" type="checkbox"/>	481723100047	27	Not an arms-length transaction	Acceptable per comps
<input checked="" type="checkbox"/>	481707400020	78	Added Improvements	
<input checked="" type="checkbox"/>	481536400084	6	Agricultural Property	
<input checked="" type="checkbox"/>	481536400084	6	Agricultural Property	
<input checked="" type="checkbox"/>	470873303003	9	Includes Mobile Home	
<input checked="" type="checkbox"/>	480704400015	1	Use Change	
<input checked="" type="checkbox"/>	481726100048	27	Not an arms-length transaction	Acceptable per comps
<input checked="" type="checkbox"/>	480536418013	37	Death Certificate	
<input checked="" type="checkbox"/>	480535300115	22	Involves Multi-Property	
<input checked="" type="checkbox"/>	480534400025	6	Agricultural Property	
<input checked="" type="checkbox"/>	480518300163	9	Includes Mobile Home	
<input checked="" type="checkbox"/>	480507100006	34	Parcel Split	
<input checked="" type="checkbox"/>	480507100006	34	Parcel Split	
<input checked="" type="checkbox"/>	0095500000470	11	Stress Sale	Family issue
<input checked="" type="checkbox"/>	504736223017	15	Not 100% interest	
<input checked="" type="checkbox"/>	480536424001	5	Exemp Deed	
<input checked="" type="checkbox"/>	504736223017	15	Not 100% interest	
<input checked="" type="checkbox"/>	481726100091	26	Joined with other property	
<input checked="" type="checkbox"/>	480534200006	2	Between Related parties	
<input checked="" type="checkbox"/>	504736223018	15	Not 100% interest	
<input checked="" type="checkbox"/>	504736223018	15	Not 100% interest	
<input checked="" type="checkbox"/>	504736219037	15	Not 100% interest	
<input checked="" type="checkbox"/>	504736207014	26	Joined with other property	
<input checked="" type="checkbox"/>	504736207013	78	Added Improvements	
<input checked="" type="checkbox"/>	504736201008	5	Exemp Deed	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	504725301009	5	Exemp Deed	
<input checked="" type="checkbox"/>	50472530010	78	Added Improvements	
<input type="checkbox"/>	504725301018	14	Sale was unverifiable	
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-29	Auditor Disagrees: -1 Auditor Disagrees: -3.33%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
18 Douglas				
Douglas county is doing an excellent job of confirming their sales. RMVS agreed with the county's reason for disqualifying each of the sales selected in the sample.				
<input checked="" type="checkbox"/>	80178	n/a	Quit claim deed	
<input checked="" type="checkbox"/>	374075	n/a	Related parties	
<input checked="" type="checkbox"/>	404532	n/a	Estate sale	
<input checked="" type="checkbox"/>	404532	n/a	Estate sale	
<input checked="" type="checkbox"/>	442182	n/a	Trade	
<input checked="" type="checkbox"/>	255880	n/a	Quit claim deed	
<input checked="" type="checkbox"/>	361321	n/a	Personal property	
<input checked="" type="checkbox"/>	390459	n/a	Partial interest	
<input checked="" type="checkbox"/>	453526	n/a	Multi-parcels	
<input checked="" type="checkbox"/>	460814	n/a	Partial interest	
<input checked="" type="checkbox"/>	426518	n/a	Partial interest	
<input checked="" type="checkbox"/>	444032	n/a	Related parties	
<input checked="" type="checkbox"/>	410777	n/a	Personal property	
<input checked="" type="checkbox"/>	401694	n/a	Foreclosure	
<input checked="" type="checkbox"/>	116370	n/a	Corporate buyout	
<input checked="" type="checkbox"/>	413653	n/a	Multi-parcels	
<input checked="" type="checkbox"/>	460186	n/a	Bargain & sale deed	
<input checked="" type="checkbox"/>	425567	n/a	Foreclosure	
<input checked="" type="checkbox"/>	348370	n/a	Quit claim deed	
<input checked="" type="checkbox"/>	341579	n/a	Multi-parcels	
<input checked="" type="checkbox"/>	456607	n/a	Multi-parcels	
<input checked="" type="checkbox"/>	341634	n/a	Personal property	
<input checked="" type="checkbox"/>	445968	n/a	Partial interest	
<input checked="" type="checkbox"/>	385915	n/a	Trade	
<input checked="" type="checkbox"/>	429367	n/a	Builder buyback	
<input checked="" type="checkbox"/>	47968	n/a	Non-conforming property	
<input checked="" type="checkbox"/>	469438	n/a	Government	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	455206	n/a	Related parties	
<input checked="" type="checkbox"/>	236216	n/a	Trade	
<input checked="" type="checkbox"/>	348817	n/a	Adverse financial	
<input checked="" type="checkbox"/>	432814	n/a	Partial interest	
<input checked="" type="checkbox"/>	455156	n/a	Government	
<input checked="" type="checkbox"/>	219248	n/a	Remodeled after sale	
<input checked="" type="checkbox"/>	233841	n/a	Foreclosure	
<input checked="" type="checkbox"/>	422304	n/a	Corporate buyout	
<input checked="" type="checkbox"/>	399772	n/a	Adverse financial	
<input checked="" type="checkbox"/>	348817	n/a	Related parties	
<input checked="" type="checkbox"/>	91889	n/a	Trade	
<input checked="" type="checkbox"/>	138173	n/a	Sale with deed restriction	
<input checked="" type="checkbox"/>	329972	n/a	Foreclosure	
<input checked="" type="checkbox"/>	90149	n/a	Remodeled after sale	
<input checked="" type="checkbox"/>	393912	n/a	Remodeled after sale	
<input checked="" type="checkbox"/>	162659	n/a	Sale includes business	
<input checked="" type="checkbox"/>	419948	n/a	Liquidation	
<input checked="" type="checkbox"/>	381344	n/a	Related parties	
Accounts Audited: 45 Auditor Agrees: -45 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
19 Eagle				
Eagle County does an excellent job of remarks on their disqualified sales. Eagle County uses the State DPT sales Reason Codes.				
<input checked="" type="checkbox"/>	R025438	74	Non Market Sale/ Uninformed buyer	NON-MARKET SALE DUE TO THE POOR CONDITION OF THE UNIT. SLS 2/7/2006
<input checked="" type="checkbox"/>	R027236	73	See Remarks	IMPROVEMENT ON PROPERTY NOT LIVEABLE, SALVAGE VLAUE ONLY ON STRUCTURE. 7/15/04. LM
<input checked="" type="checkbox"/>	R019745	73	See Remarks	THIS SALE WAS A 1031 EXCHANGE. HOWEVER SALE PRICE APPEARS TO BE MUCH LOWER THAN SALE WHICH OCCURRED IN 2000. SALE WAS NOT IN MLS JPC. 11-29-05
<input checked="" type="checkbox"/>	R027243	73	See Remarks	5/11/04, FINIAL ACTION IN DIVORCE SETTLEMENT, SELLERS READY TO SELL TO GET OTHER PARTY OUT OF THEIR LIFE. LM
<input checked="" type="checkbox"/>	R025438	57		SALE BETWEEN RELATED PARTIES. BWC 8-2-02
<input checked="" type="checkbox"/>	R030315	74	Non Market Sale/ Uninformed buyer	NOT EXPOSED TO OPEN MARKET, SALE BETWEEN FRIENDS FOR FAMILY CABIN. 6/29/04. LM
<input checked="" type="checkbox"/>	R021313	74	Non Market Sale/ Uninformed buyer	PROPERTY NOT LISTED AND AVAILABLE TO THE OPEN MARKET. SALE IS NOT REFLECTIVE OF THE MARKET IN THIS AREA. ALC 10/21/04
<input checked="" type="checkbox"/>	R018175	74	Non Market Sale/ Uninformed buyer	NEW PROPERTY OWNER DISPOSED THE SALE WAS ACTUALLY THEM TAKING OVER WHAT WAS OWED ON THE HOUSE FROM THE PREVIOUS OWNER, THEY WERE ALSO GOOD FRIENDS. THIS IS NOT A MARKET SALE. CONDITION LISTED AS FAIR. K LW 6-30-05
<input checked="" type="checkbox"/>	R010745	74	Non Market Sale/ Uninformed buyer	UNDER CONTRACT 06/07/04. NOT LISTED FOR SALE IN THE OPEN MARKET/MLS. JLH 10/14/04
<input checked="" type="checkbox"/>	R009688	74	Non Market Sale/ Uninformed buyer	NO MLS, NO PP. PROPERTY WAS LISTED IN MLS#V306247 11/2005 FOR \$3,195,000 AND WAS WITHDRAWN. PROPERTY IS CURRENTLY LISTED IN MLS#V308104 FOR \$2,885,000. SALE DOES NOT APPEAR TO BE ARMS LENGTH TRANSACTION. JLH 09/05/06
<input checked="" type="checkbox"/>	R006529	73	See Remarks	SALE OF PLATTED OPEN SPACE, 5/03/05. LM NOT A SALE OF RESIDENTIAL LOTS.
<input checked="" type="checkbox"/>	R025438	74	Non Market Sale/ Uninformed buyer	NON-MARKET SALE DUE TO THE UNIT BEING SOLD BY HUD. SLS 2/7/2006

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	R054742	74	Non Market Sale/ Uninformed buyer	WILL QUALIFY SALE WHEN IMP IS PICKED UP/ CONTRACT DATE 3-30-05/ CONDITION WAS NEW. K LW 9-19-05 DEED RESTRICTED PROPERTY
✓	R047002	73	See Remarks	HOME PURCHASED AS A SCRAPER HOME WANTED LAND AND UTILITIES ONLY. 11/01/05. LM
✓	R048726	73	See Remarks	CURRENT OWNER HAD FIRST RIGHT OF REFUSAL AND PURCHASED THE PARCEL TO KEEP CONTROL OF ACCESS TO LOTS 9E AND 9W. THIS SALE IS ABOVE MARKET. I DO NOT CONSIDER THIS SALE AN ARMS LENGTH SALE. CONTRACT DATE 5/26/04. EDS 8/17/04
✓	R050264	74	Non Market Sale/ Uninformed buyer	CONTRACT DATE 3-28-04. K LW 7-12-04. ACCORDING TO TRACY SISSEL, HE SOLD THE LAND WITH PLANS ALREADY APPROVED BY THE DRB, ALL PERMITS, AND CONSTRUCTION CONTRACTS READY. K LW 6-1-05
✓	R053795	73	See Remarks	ALC 12/20/02 SALE IS PRE-CONSTRUCTION AND DOES NOT REFLECT MARKET REALES IN 2003/2004. ALC 04/04/05
✓	R053795	73	See Remarks	ALC 07/01/03 SALE IS PRE-CONSTRUCTION AND DOES NOT REFLECT MARKET FOR 2005 REAPPRAISAL. ALC 04/04/05
✓	R054564	74	Non Market Sale/ Uninformed buyer	NO TD-1000 SUBMITTED. THIS WAS FOR A PORTION OF LAND THAT WAS PART OF SPLIT.
✓	R045932	73	See Remarks	PROPERTY IS UNDER LONG TERM LEASE. EDS
✓	R054709	74	Non Market Sale/ Uninformed buyer	SALE IS NOT A MARKET SALE, BOUGHT BY A R.E. APPRAISER AND THEN REAL ESTATE COMMISSIONS WERE RETURNED ALONG WITH ANOTHER DISCOUNT, PREVIOUS INFORMATION CAME FROM LISTING AGENT. CONTRACT DATE NA/ HOME WAS NEW. K LW 5-3-05
✓	R030993	74	Non Market Sale/ Uninformed buyer	ESI 04/16/04. NO MLS, NO PP. STATED TO BE IN AVERAGE CONDITION PER TD. NEEDS INSPECTION PER RATIO. JLH 06/22/04 **BUYER WAS WILLING TO MAKE SELLER AN "OFFER THEY COULDNT REFUSE" DUE TO NEIGHBOR DISPUTES AND CURRENTLY OWNS THE OTHER 1/2 OF THIS DUPLEX ALSO
✓	R054753	74	Non Market Sale/ Uninformed buyer	WILL QUALIFY THE SALE WHEN IMPROVEMENT IS PICKED UP. CONTRACT DATE 12-15-04/ CONDITION WAS NEW. K LW 9-19-05 DEED RESTRICTED HOME
✓	R054846	74	Non Market Sale/ Uninformed buyer	4/06/04, MR. LEVINE WANTED HIS NEIGHBORS PROPERTY AT ANY PRICE. LM

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R055476	74	Non Market Sale/ Uninformed buyer	THIS IS A DEED RESTRICTED PROPERTY WITH A SALE BELOW MARKET FOR NBHD. CONTRACT DATE 12-8-04. CONDITION LISTED AS NEW. KLV 5-4-05
<input checked="" type="checkbox"/>	R046744	73	See Remarks	TD LISTED SALE OF SINGLE FAMILY RESIDENCE THAT A PERMIT HAS NOT BEEN ISSUED FOR. 1/05/06. LM
<input checked="" type="checkbox"/>	R045771	74	Non Market Sale/ Uninformed buyer	LAND WAS SOLD WITH PLANS IN PLACE PER MLS. CONTRACT DATE 3-30-05/ BUYER DID INSPECT THE PROPERTY PRIOR TO PURCHASE. KLV 8-30-05
<input checked="" type="checkbox"/>	R041473	73	See Remarks	LISTING TO CORRECT TOTAL VALUE ERROR ONLY NOT A TRUE SALE. LM
<input checked="" type="checkbox"/>	R032046	73	See Remarks	PP. BWC 8-5-02 RATIO STUDY FOR 2003 REAPP. VERIFIED FROM CHRISTIE LODGE, THIS UNIT IS WHOLLY OWNED. THEODORE STEARNS BOUGHT ALL 52 WEEKS. SALE WAS UNQUALIFIED AND REMOVED FROM SALES WF. 4-3-03 BWC
<hr/>				
Accounts Audited:	29	Auditor Agrees:	-29	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
21 El Paso				
The county is doing a good job of qualifying their sales. RMVS disagreed with the disqualification of three sales as they had insufficient documentation. However, RMVS recommends the county consider using the reason for disqualification codes recommended by DPT as there are overlaps and omitted codes in their current system.				
<input checked="" type="checkbox"/>	1300000165	GR	Government	
<input checked="" type="checkbox"/>	6104006003	C		
<input checked="" type="checkbox"/>	5520101067	I	Other non-real property included	
<input checked="" type="checkbox"/>	6208306027	GT	Physical change	
<input checked="" type="checkbox"/>	7405329002	GM	Multi-residences	
<input checked="" type="checkbox"/>	5332214087	G	Government	
<input checked="" type="checkbox"/>	7402406002	D	Foreclosure	
<input checked="" type="checkbox"/>	6310116025	KQ	Split	
<input checked="" type="checkbox"/>	6302210033	C		
<input checked="" type="checkbox"/>	7424406001	JP	Trade-partial interest	
<input checked="" type="checkbox"/>	5231308005	C	Related parties	
<input checked="" type="checkbox"/>	6407406005	BR	Mixed use	
<input checked="" type="checkbox"/>	6503300031	BJ	Trade	
<input checked="" type="checkbox"/>	520309015	G		
<input checked="" type="checkbox"/>	5531400010	AR	Mixed use	
<input checked="" type="checkbox"/>	4217005033	BK	Multi-parcels	
<input checked="" type="checkbox"/>	6328107022	CP	Related-partial interest	
<input checked="" type="checkbox"/>	7513110057	Q	Split	
<input checked="" type="checkbox"/>	6318402009	P		
<input checked="" type="checkbox"/>	7402409020	K	Bldg. torn down after sale	
<input checked="" type="checkbox"/>	6308015012	J		
<input checked="" type="checkbox"/>	7413411001	D		
<input checked="" type="checkbox"/>	6421415010	DH	Personal properthy	
<input checked="" type="checkbox"/>	2201001002	BD	Multi-parcel/foreclosure	
<input checked="" type="checkbox"/>	4328000005	J	Trade	
<input checked="" type="checkbox"/>	8316409011	R	Res/commerical mix	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	6419307007	JM	Trade	
<input checked="" type="checkbox"/>	7109000090	P		
<input checked="" type="checkbox"/>	6408325002	P	Partial interest	
<input checked="" type="checkbox"/>	7601300002	MR	Multi-res/commercial	
<input checked="" type="checkbox"/>	5308000014	M		
<input checked="" type="checkbox"/>	4330004006	M	Multi-residential	
<input checked="" type="checkbox"/>	7411420010	AB	Multi-parcels	
<input checked="" type="checkbox"/>	6415221001	H	Personal properthy	
<input checked="" type="checkbox"/>	4231201042	BK		
<input checked="" type="checkbox"/>	5529406010	BK		
<input checked="" type="checkbox"/>	5405000036	CK	Related parties	
<input checked="" type="checkbox"/>	6321306054	CK		
<input checked="" type="checkbox"/>	6208306027	GK	Related parties	
<input checked="" type="checkbox"/>	6100000486	KP	Partial interest	
<input checked="" type="checkbox"/>	5605100022	B	Multi-parcels	
<input checked="" type="checkbox"/>	3107000010	JK	Trade	
<input type="checkbox"/>	6424004006	J		insufficient documentation
<input type="checkbox"/>	6429401064	C	Related parties	insufficient documentation
<input type="checkbox"/>	6408203036	N	Cannot verify	insufficient documentation
Accounts Audited: 45 Auditor Agrees: -42 Auditor Disagrees: -3 Auditor Disagrees: -6.67%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
20 Elbert				
The county is doing an adequate job of confirming sales. RMVS found three sales that had insufficient documentation, however, and recommends adequate documentation for sales with subjective disqualification codes.				
✓	R105409	21	Minor structures	
✓	R119124	25		
✓	R100793	58		
✓	R116975	5	Business affiliates	
✓	R100998	22	Improvements partially complete	
✓	R104717	23		
✓	R118413	21	In lieu of foreclosure	
✓	R107760	1		
✓	R103840	34		
✓	R110276	25	Partial Interest	
✓	R100338	54	Multi-parcels	
✓	R103729	4	Related parties	
✓	R104674	1	Foreclosure	
✓	R105555	4		
✓	R106580	2	Improved & vacant lots	
✓	R108631	58	Sale bad through analysis	Renter was buyer
✓	R118778	34	Sale unverifiable	
✓	R109419	61	Commercial/Industrial	
✓	R118586	2	Improved /vacant property	
✓	R110710	3	Personal property	
✓	R115944	11	Government	
✓	R117067	55	Multi-lots	
✓	R117795	51	Developer to builder	
✓	R117797	51		
✓	R118218	33	Quit claim deed	
✓	R109012	10	Trade	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R117603	4		
<input type="checkbox"/>	R107388	15	Uninformed buyer/seller	Insufficient documentation
<input type="checkbox"/>	R100799	58		Insufficient documentation
<input type="checkbox"/>	R106356	23	Distress sale	Insufficient documentation
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-27	Auditor Disagrees: -3
		Auditor Disagrees: -10.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
22 Fremont				
The county is doing an adequate job of confirming sales. RMVS disagreed with four disqualifications as there was insufficient documentation.				
<input checked="" type="checkbox"/>	77002130	63		
<input checked="" type="checkbox"/>	99504503	64	Multi-parcels	
<input checked="" type="checkbox"/>	93000015	34	Mobile home included in sale	
<input checked="" type="checkbox"/>	99304432	64		
<input checked="" type="checkbox"/>	12000930	68	Remodeled after sale	
<input checked="" type="checkbox"/>	99925146	96	Marketing technique	Land purchased site unseen
<input checked="" type="checkbox"/>	40001200	63	Trade	
<input checked="" type="checkbox"/>	61080048	58	Business affiliates	
<input checked="" type="checkbox"/>	77009540	57	Related parties	
<input checked="" type="checkbox"/>	40002370	64		
<input checked="" type="checkbox"/>	56000060	64		
<input checked="" type="checkbox"/>	99504587	60	Personal representatives deed	
<input checked="" type="checkbox"/>	69003200	57		
<input checked="" type="checkbox"/>	98904021	68		
<input checked="" type="checkbox"/>	11021130	63		
<input checked="" type="checkbox"/>	99104289	57		
<input checked="" type="checkbox"/>	99604468	57		
<input checked="" type="checkbox"/>	19079105	60		
<input checked="" type="checkbox"/>	99927109	58		
<input checked="" type="checkbox"/>	99904630	8	Questionable seller terms	
<input checked="" type="checkbox"/>	61003020	57		
<input checked="" type="checkbox"/>	61008830	57		
<input checked="" type="checkbox"/>	67000010	51	Government	
<input checked="" type="checkbox"/>	99926246	66		
<input checked="" type="checkbox"/>	99904389	63		
<input type="checkbox"/>	99306080	57		Insufficient documentation
<input type="checkbox"/>	99704210	58		Insufficient documentation

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input type="checkbox"/>	77013150	96		Insufficient documentation
<input type="checkbox"/>	98904342	57		Insufficient documentation
<input type="checkbox"/>	11013670	66	Undetermined personal property	Insufficient documentation
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-25	Auditor Disagrees: -5
		Auditor Disagrees: -16.67%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
23 Garfield County				
Garfield County does an excellent job of documentation for D/Q sales. Garfield County uses the state DPT Sales Reason Codes.				
<input checked="" type="checkbox"/>	R363695_S5	70	Other	1031 EXCHANGE
<input checked="" type="checkbox"/>	R200028_S7	70	Other	NO PP; TALKED TO REAL ESTATE AGENT SHE BELIEVES THIS WAS A DISTRESS SALE; I AGREE THIS HOUSE WAS LISTED FOR SALE FOR SEVERAL YEARS. THE ASKING PRICE WAS TWO HUNDRED THOUSAND MORE THEN THE SALE PRICE.
<input checked="" type="checkbox"/>	R247277_S16	70	Other	PP:NONE BANK SALE. PREVIOUS OWNER WAS FORCLOSED ON.
<input checked="" type="checkbox"/>	R580384_S15	70	Other	TRYING TO LIQUIDATE. SALES THAT OCCURED AFTER THE LIQUIDATION WERE ALMOST 50% HIGHER THAN THE 2005 SALES PRICES
<input checked="" type="checkbox"/>	R005731_S4	70	Other	DEVELOPER SALE WITH 5 YR GOLF MEMBERSHIP DEFERRAL
<input checked="" type="checkbox"/>	R580483_S6	70	Other	THESE LOTS WERE INVENTORY THAT THE ORIGINAL DEVELOPER WAS TRYING TO LIQUIDATE. SALES THAT OCCURED AFTER THE LIQUIDATION WERE ALMOST 50% HIGHER THAN THE 2005 SALES PRICES
<input checked="" type="checkbox"/>	R007509_S6	70	Other	DISTRESS SALE; DEVELOPER PRESSURED TO GET LOTS OFF OF THE MARKET BY FINANCIAL INSTITUTION.
<input checked="" type="checkbox"/>	R040510_S9	70	Other	SCHEDULE DELETED.
<input checked="" type="checkbox"/>	R210067_S6	70	Other	POSSIBLE FORECLOSURES SALE
<input checked="" type="checkbox"/>	R041456_S7	70	Other	AN UNKNOW PORTION OF THIS SALE GOES TO THE VACANT LAND; THE REMAINDER GOES TO FUTURE IMPROVEMENTS
<input checked="" type="checkbox"/>	R580383_S18	70	Other	THESE LOTS WERE INVENTORY THAT THE ORIGINAL DEVELOPER WAS TRYING TO LIQUIDATE. SALES THAT OCCURED AFTER THE LIQUIDATION WERE ALMOST 50% HIGHER THAN THE 2005 SALES PRICES
<input checked="" type="checkbox"/>	R017052_S3	70	Other	MAILED SALES LETTER AND VERIFICATION FORM THIRD PARTY FINANCING
<input checked="" type="checkbox"/>	R540011_S5	70	Other	APPLIANCES; ESTATE SALE; FAMILY SOLD LOW TO SELL QUICK PER REAL ESTATE AGENT.
<input checked="" type="checkbox"/>	R042229_S3	70	Other	NO-PP VACANT LAND PER TD-1000.
<input checked="" type="checkbox"/>	R580485_S5	70	Other	TRYING TO LIQUIDATE. SALES THAT OCCURED AFTER THE LIQUIDATION WERE ALMOST 50% HIGHER THAN THE 2005 SALES PRICES

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	R041410_S5	70	Other	AN UNKNOWN PORTION OF THIS SALE IS FOR VACANT LAND; REMAINDER GOES TOWARD FUTURE IMPROVEMENTS
✓	R007974_S8	70	Other	CONTRACT DATE BEFORE THE TIMEFRAME, NOT A MARKET SALE, SOLD BEFORE FINISHED.
✓	R011537_S2	70	Other	NOT A MARKET SALE. PURCHASED BY ADJACENT LANDOWNER
✓	R850007_S6	70	Other	NO PP HOME WAS FORECLOSED ON. WAS VACANT FOR 3 YEARS. HOME WAS NOT COMPLETELY FINISHED PER SALES VERIFICATION LETTER.
✓	R009767_S3	70	Other	\$750 P.P., DEED RESTRICTED NOT MARKET SALE
✓	R160245_S5	70	Other	P.P. 700 SPOKE WITH OWNER. THE PREVIOUS OWNER HAD BEEN GOING THROUGH A DIVORCE, HAD LEGAL & FINANCIAL PROBLEMS. HE WAS ALSO RELOCATING. MRS. BENDISH ALSO SAID A PERSON WAS TRYING TO DELIVER A COURT SUMMONS TO HER HOME FOR MR. ROSE.
✓	R080796_S4	70	Other	PURCHASED AS LOW SALE FOR THE PURPOSE OF INSTALLING WATER TANK BY THREE MILE WATER ASSOC. NON - PROFIT CORP.
✓	R024300_S10	70	Other	FORECLOSER SALE
✓	R800264_S8	70	Other	SOLD BY HUD; FORECLOSURE SALE
✓	R041470_S8	70	Other	AN UNKNOWN PORTION OF THIS SALE GOES TO THE VACANT LAND; THE REMAINDER GOES TO FUTURE IMPROVEMENTS
✓	R041444_S7	70	Other	AN UNKNOWN PORTION OF THIS SALE GOES TO THE VACANT LAND; THE REMAINDER GOES TO FUTURE IMPROVEMENTS
✓	R380613_S12	70	Other	PP-APPLIANCES REMODEL AFTER SALE
✓	R041442_S8	70	Other	AN UNKNOWN PORTION OF THIS SALE GOES TO THE VACANT LAND; THE REMAINDER GOES TO FUTURE IMPROVEMENTS
✓	R530020_S9	70	Other	CARPETING & DRAPERIES; BANK SALE - SOLD AT DISCOUNT IN "AS IS" CONDITION. POOR CONDITION PER SALES VERIFICATION AND FIELD VISIT.
✓	R820060_S14	70	Other	SOLD TO REALTOR, ADD 7.5% FEE = \$7600. DEVELOPER LOT WITH 5 YR GOLF MEMBERSHIP DEFERRAL
✓	R580475_S8	70	Other	TRYING TO LIQUIDATE. SALES THAT OCCURRED AFTER THE LIQUIDATION WERE ALMOST 50% HIGHER THAN THE 2005 SALES PRICES

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R041469_S8	70	Other	AN UNKNOW PORTION OF THIS SALE GOES TO THE VACANT LAND; THE REMAINDER GOES TO FUTURE IMPROVEMENTS
<input checked="" type="checkbox"/>	R041414_S6	70	Other	ONLY A POTION OF THIS SALE GOES TO LAND; REMAINDER APART OF IMPROVEMENT SALE
<input checked="" type="checkbox"/>	R041422_S8	70	Other	AN UNKNOW PORTION OF THIS SALE IS FOR VACANT LAND; REMAINDER GOES TOWARD FUTURE IMPROVEMENTS
<input checked="" type="checkbox"/>	R350785_S18	70	Other	PP-APPLIANCES. THIS HOME SOLD WELL BELOW 05 VALUE. THE BERHOWS HAD A RENT TO OWN AGREEMENT WITH MR. HOUT. THE BERHOWS HAD THE REMAINING AMOUNT OF THE SALE FINANCED.
<input checked="" type="checkbox"/>	R490165_S3	70	Other	SALE WASNT AN ARMS LENGTH TRANSACTION, ON THE MARKET FOR 1 DAY, LOT WILL BE HARD TO BUILD ON, TALKED WITH BILL WILDE @ CIMARRON LAND & HOMES.
<input checked="" type="checkbox"/>	R380570_S7	70	Other	PP-APPLIANCES REMODEL
<input checked="" type="checkbox"/>	R350229_S7	70	Other	NO-PP BOUGHT FROM HUD.
<input checked="" type="checkbox"/>	R009770_S3	70	Other	\$1500 P.P., DEED RESTRICTED NOT MARKET SALE
<input checked="" type="checkbox"/>	R580385_S7	70	Other	THESE LOTS WERE INVENTORY THAT THE ORIGINAL DEVELOPER WAS TRYING TO LIQUIDATE. SALES THAT OCCURED AFTER THE LIQUIDATION WERE ALMOST 50% HIGHER THAN THE 2005 SALES PRICES
Accounts Audited: 40 Auditor Agrees: -40 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
24 Gilpin County				
Gilpin County is doing an excellent job on documentations of notes on the disqualified sales. They are making detailed notes in the computer. Gilpin County is using the DPT sales codes for Disqualified sales.				
✓	1711-034-00-202	72	Change in Property after sale	6/13/2005- LB
✓	1711-032-01-266	72	Change in Property after sale	7/29/2005- LB RECEIVED SALES SURVEY 10/11/2005- CONFIRMED ARMS LENGTH SALE- LB. HOME BUILT AFTER LAND PURCHASED.
✓	1711-292-02-155	72	Change in Property after sale	8/8/2005- RESIDENCE NOT 100% COMPLETE- LB
✓	1711-294-02-210	72	Change in Property after sale	5/5/2006- LB, SURVEY LETTER RETURNED, ARMS LENGHT SALE, LOT IMPROVED AFTER PURCHASE. DK
✓	1711-042-00-015	72	Change in Property after sale	5/1/2006- RECEIVED SALES SURVEY 4/26/2006- CONFIRMED ARMS LENGTH SALE- LB SFR BUILT AFTER SALE- LB
✓	1711-291-01-120	72	Change in Property after sale	2/13/2006- SALE CLOSE WITH A CONSTRUCTION LOAN- LB 4/6/2007- NEW SFR
✓	1709-353-00-068	72	Change in Property after sale	12/29/2005- LB, SURVEY LETTER RETURNED BY OWNER ON 1/4/2006. ARMS LENGHT SALE. DKK 1/4/2006
✓	1709-363-03-132	72	Change in Property after sale	5/19/2006- LB 4/6/2007- NEW SFR
✓	1711-083-05-157	73	Duress Sale	6/20/2005- LB 2/6/2006- SPOKE WITH BUYER 2/1/2006- HE KNEW SELLER AND PROPERTY WAS IN FORECLOSURE- BUYER HAS APPRAISAL FOR \$152,000- LB
✓	1711-044-00-080	72	Change in Property after sale	6/15/2006- SELLER PAID \$3,000 OF BUYERS CLOSING COSTS- LB 4/9/2007- CHANGE IN PROPERTY AFTER SALE- LB
✓	1709-362-02-014	72	Change in Property after sale	7/5/2005- LB 10/11/2005- RECEIVED SALES SURVEY- CONFIRMED ARMS LENGTH SALE- LB
✓		73	Duress Sale	3/21/2005- LB-SPOKE WITH NEW OWNER, PROPERTY LISTED ON OPEN MARKET, PURCHASED BELOW MARKET AS HOME WAS IN NEED OF REPAIRS. DKK
✓	1581-332-03-176	72	Change in Property after sale	4/28/2006- PERSONAL PROPERTY- FURNISHINGS- LB, Changed to Exempt property after sale.
✓	1581-331-00-001	72	Change in Property after sale	7/15/2005- LB, property classified forest ag after sale
✓	1709-361-01-059	72	Change in Property after sale	3/28/2006- RECEIVED SALES SURVEY FROM BUYER- CONFIRMED ARMS LENGTH SALE- LOT WAS IMPROVED WITH WELL AND SEPTIC- LB

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	1711-041-00-010	73	Duress Sale	9/28/2005- PERSONAL PROPERTY- DRAPES, APPLIANCES-SOLD BELOW MARKET , FORECLOSURE SALE BANK SOLD FOR BALANCE. LB
<input checked="" type="checkbox"/>	1711-311-07-078	73	Duress Sale	4/10/2006- SALES PRICE TO REFLECT THAT UPPER STORY OF THE HOUSE WAS DESTROYED- LB
<input checked="" type="checkbox"/>	1711-033-03-155	73	Duress Sale	6/10/2005- PERSONAL PROPERTY- CARPET, REFRIGERATOR, DISHWASHER-DURESS SALE SOLD BELOW MARKET ON FORECLOSURE. LB
<input checked="" type="checkbox"/>	1835-043-00-003	70	Other	8/31/2005- PARCEL IS IN 2 DIFFERENT COUNTIES- LB
<input checked="" type="checkbox"/>	1581-362-00-008	71	Sale not on open market	9/28/2005- LB RECEIVED SALES SURVEY 10/11/2005- PROPERTY NOT LISTED ON OPEN MARKET- LB
<input checked="" type="checkbox"/>	1711-291-01-112	73	Duress Sale	2/21/2005-LB, Bank sale property is poor condition.
<input checked="" type="checkbox"/>	1709-121-01-072	71	Sale not on open market	6/6/2006- PERSONAL PROPERTY- STOVE, GUEST FRIDGE, MICROWAVE, DISWASHER, WINDOW COVERINGS & 4 SHEDS- LB NOT ON THE OPEN MARKET PER ANNE SCHAFER- LB
<input checked="" type="checkbox"/>	1835-021-01-007	71	Sale not on open market	4/27/2005- LLB SPOKE WITH BUYER- NOT ON OPEN MARKET- LB
<input checked="" type="checkbox"/>	1711-294-02-167	72	Change in Property after sale	LISTED ON MARKET, PURCHASED FROM REALTOR. DKK
<input checked="" type="checkbox"/>	1833-072-01-061	71	Sale not on open market	10/7/2005- LB RECEIVED SALES SURVEY 10/13/2005- NOT AN ARMS LENGTH SALE- LB
<input checked="" type="checkbox"/>	1581-334-02-070	73	Duress Sale	12/13/2005- PERSONAL PROPERTY- APPLIANCES, PROPANE TANK- PROPERTY SOLD BELOW MARKET AS WELL AND SEPTIC SYSTEM NO LONGER WORKED. LB
<input checked="" type="checkbox"/>	1581-334-01-027	71	Sale not on open market	6/6/2006- LB RECEIVED SALES SURVEY 6/22/2006- CONFIRMED ARMS LENGTH SALE- LB. SPOKE WITH MR. MAXWELL ON 1/25/2007. NOT ON OPEN MARKET, BUYER CONTACTED HIM AND MADE OFFER. MR. MAXWEL HAD NOT BEEN AT THE PROPERTY FOR SOMTIME AND WAS HAPPY TO GET AN OFFER. DK
<input checked="" type="checkbox"/>	1711-293-03-183	71	Sale not on open market	6/13/2005- LB 10/25/2005- RECEIVED SALES SURVEY- SALE NOT ON OPEN MARKET- LB
<input checked="" type="checkbox"/>	1833-073-01-025	72	Change in Property after sale	3/10/2005- PERSONAL PROPERTY- REFRIGERATOR, WASHER, DRYER, WINDOW COVERINGS, FURNITURE. SELLER PAID CLOSING COSTS- LB PERMIT ISSUED FOR REMODEL AND UPDATING. DKK
<input checked="" type="checkbox"/>	1833-012-00-017	71	Sale not on open market	BUYER PURCHASED ALONG WITH R2905. BELOW MARKET AS SELLER WAS UNDER DURESS. DKK

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
Accounts Audited:	29	Auditor Agrees: -30	Auditor Disagrees: 0	Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
25 Grand				
Grand County does an excellent job of documentaiton of disqualified sales. Grand County does use the State DPT sales reason codes.				
<input checked="" type="checkbox"/>	R014180	71	Ag.	
<input checked="" type="checkbox"/>	R028429	71	Ag.	
<input checked="" type="checkbox"/>	R070463	71	Ag.	
<input checked="" type="checkbox"/>	R028432	71	Ag.	
<input checked="" type="checkbox"/>	R070451	71	Ag.	
<input checked="" type="checkbox"/>	R303200	70	Other	TD says amt financed 950K, insure of sale for 150K
<input checked="" type="checkbox"/>	R003980	70	Other	Property sold throught a 1031 exchange program
<input checked="" type="checkbox"/>	R005720	70	Other	Purchasers already own lots on both sides of this one. They paid a premium price on this lot to have complete ownership of this corner of BVA
<input checked="" type="checkbox"/>	R010150	70	Other	Unqualified sale. Extremely low sale price not indicative of Market. Lot sold in 06 for 35K
<input checked="" type="checkbox"/>	R024110	70	Other	Cash sale. Hud acquired property through a public trust deed and sold to current owner for approx 50% of value.
<input checked="" type="checkbox"/>	R112810	70	Other	Public trustee sale
<input checked="" type="checkbox"/>	R117020	70	Other	Lot buildable only to buyer due to sepic/well placement restrictions.
<input checked="" type="checkbox"/>	R117140	70	Other	Sale below market Disqual due to foreclosure see R112810
<input checked="" type="checkbox"/>	R123925	70	Other	To release property from Restrictions and covenants
<input checked="" type="checkbox"/>	R013425	71	Ag.	
<input checked="" type="checkbox"/>	R301927	70	Other	Property was purchased from the bank by the parents o was to be foreclosed on.
<input checked="" type="checkbox"/>	R013331	71	Ag.	
<input checked="" type="checkbox"/>	R006673	71	Ag.	
<input checked="" type="checkbox"/>	R011140	71	Ag.	
<input checked="" type="checkbox"/>	R008932	71	Ag.	
<input checked="" type="checkbox"/>	R007970	71	Ag.	
<input checked="" type="checkbox"/>	R007480	71	Ag.	
<input checked="" type="checkbox"/>	R134180	70	Other	2 tiered market

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R006676	71	Ag.	
<input checked="" type="checkbox"/>	R304933	70	Other	DQ-1/2 lot 7 aquired after purchase
<input checked="" type="checkbox"/>	R006660	71	Ag.	
<input checked="" type="checkbox"/>	R006660	71	Ag.	
<input checked="" type="checkbox"/>	R000462	71	Ag.	
<input checked="" type="checkbox"/>	R000326	71	Ag.	
<input checked="" type="checkbox"/>	R000292	71	Ag.	
<hr/>				
Accounts Audited: 30	Auditor Agrees: -30	Auditor Disagrees: 0	Auditor Disagrees: 0.00%	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
26 Gunnison				
The county is doing an excellent job of confirming their sales. RMVS did not disagree with any disqualification made by the county.				
<input checked="" type="checkbox"/>	R001315	69	Partial interest	
<input checked="" type="checkbox"/>	R002354	69		
<input checked="" type="checkbox"/>	R001746	63	Trade	
<input checked="" type="checkbox"/>	R030639	63		
<input checked="" type="checkbox"/>	R041574	64		
<input checked="" type="checkbox"/>	R015873	64		
<input checked="" type="checkbox"/>	R011445	64		
<input checked="" type="checkbox"/>	R002428	64	Multi-parcels	
<input checked="" type="checkbox"/>	R009767	63		
<input checked="" type="checkbox"/>	R003402	73	Mixed use	
<input checked="" type="checkbox"/>	R024577	62		
<input checked="" type="checkbox"/>	R015994	62	Quit claim deed	
<input checked="" type="checkbox"/>	R043214	61	Judical order	
<input checked="" type="checkbox"/>	R002020	60	Estate sale	
<input checked="" type="checkbox"/>	R040578	58		
<input checked="" type="checkbox"/>	R013377	68	Remodeled after sale	
<input checked="" type="checkbox"/>	R010997	57		
<input checked="" type="checkbox"/>	R005364	58	Business affiliates	
<input checked="" type="checkbox"/>	R005681	57		
<input checked="" type="checkbox"/>	R001027	57	Related parties	
<input checked="" type="checkbox"/>	R012528	55	Educational	
<input checked="" type="checkbox"/>	R014548	53	Charitable	
<input checked="" type="checkbox"/>	R017751	51		
<input checked="" type="checkbox"/>	R007105	51	Government	
<input checked="" type="checkbox"/>	R005721	69		
<input checked="" type="checkbox"/>	R008556	69		
<input checked="" type="checkbox"/>	R006046	70	Other	Buying buildings only

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R043803	70		Developer to developer
<input checked="" type="checkbox"/>	R030328	77	Remodeled after sale	
<input checked="" type="checkbox"/>	R033109	58		
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
27 Hinsdale				
The county is doing a good job of confirming their sales. Only one sale in the audit sample lacked sufficient documentation.				
<input checked="" type="checkbox"/>	R002757	70		Minor structure
<input checked="" type="checkbox"/>	R001315	57		
<input checked="" type="checkbox"/>	R001129	70		Provided comps.
<input checked="" type="checkbox"/>	R000352	64		
<input checked="" type="checkbox"/>	R002035	64		
<input checked="" type="checkbox"/>	R000376	64		
<input checked="" type="checkbox"/>	R000375	64	Multi-parcels	
<input checked="" type="checkbox"/>	R000202	64		
<input checked="" type="checkbox"/>	R001253	64		
<input checked="" type="checkbox"/>	R001280	64		
<input checked="" type="checkbox"/>	R002412	64		
<input checked="" type="checkbox"/>	R002373	64		
<input checked="" type="checkbox"/>	R002723	70		Unable to confirm sale price
<input checked="" type="checkbox"/>	R002094	63	Trade	
<input checked="" type="checkbox"/>	R001859	70		Improvement only
<input checked="" type="checkbox"/>	R002660	70		Improvement only
<input checked="" type="checkbox"/>	R002857	70		Now qualified
<input checked="" type="checkbox"/>	R000185	64		
<input checked="" type="checkbox"/>	R000111	69		
<input checked="" type="checkbox"/>	R001530	64		
<input checked="" type="checkbox"/>	R002312	57	Related parties	
<input checked="" type="checkbox"/>	R002046	64		
<input checked="" type="checkbox"/>	R001471	69	Partial interest	
<input checked="" type="checkbox"/>	R001869	70		Improvement only
<input checked="" type="checkbox"/>	R000385	64		
<input checked="" type="checkbox"/>	R001706	54	Religious institution	
<input checked="" type="checkbox"/>	Roo2372	64		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R000002	70	Other	Improvement only
<input type="checkbox"/>	R002810	71	Non-typical market	Insufficient documentation
<hr/>				
Accounts Audited:	29	Auditor Agrees: -28	Auditor Disagrees: -1	Auditor Disagrees: -3.45%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
28 Huerfano				
The county is doing a good job of confirming their sales. RMVS disagreed with one disqualification only because there was insufficient documentation.				
<input checked="" type="checkbox"/>	145491	16		Developer
<input checked="" type="checkbox"/>	1713685	18	Multi-parcels	
<input checked="" type="checkbox"/>	14483	69		
<input checked="" type="checkbox"/>	420611	69		
<input checked="" type="checkbox"/>	2046445	49	Educational institution	
<input checked="" type="checkbox"/>	182957	38		
<input checked="" type="checkbox"/>	372004	18		
<input checked="" type="checkbox"/>	123207	70	Non-typical	Custodial sale
<input checked="" type="checkbox"/>	199442	7		
<input checked="" type="checkbox"/>	10579	22		
<input checked="" type="checkbox"/>	32687	38	Change in use	
<input checked="" type="checkbox"/>	182951	22	Remodeled after sale	
<input checked="" type="checkbox"/>	2091429	16		Financial institution
<input checked="" type="checkbox"/>	33446	18		
<input checked="" type="checkbox"/>	18596	18		
<input checked="" type="checkbox"/>	24378	45	Government	
<input checked="" type="checkbox"/>	46940	16		Foreclosure
<input checked="" type="checkbox"/>	16900	31	Trade	
<input checked="" type="checkbox"/>	5199441	7	Family transaction	
<input checked="" type="checkbox"/>	533478	25	Partial interest	
<input checked="" type="checkbox"/>	364673	69	Multi-buildings	
<input checked="" type="checkbox"/>	31512	8	Foreclosure	
<input checked="" type="checkbox"/>	62042	35	Religious	
<input checked="" type="checkbox"/>	20453	16		In lieu of foreclosure
<input checked="" type="checkbox"/>	2049142	64	Used 2nd sale in period	
<input checked="" type="checkbox"/>	10039	16	Other	Trustee's deed
<input checked="" type="checkbox"/>	4243936	19	Bi-county	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	51387	28	Mobile home	
<input checked="" type="checkbox"/>	62048	35		
<input type="checkbox"/>	23958	74	Undetermined value	Insufficient documentation
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-29	Auditor Disagrees: -1
				Auditor Disagrees: -3.33%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
29 Jackson				
Jackson County does a adequate job of their disqualified sales. Jackson County used the State DPT sales Reason Codes.				
<input checked="" type="checkbox"/>	0010872700	64	Sale involves Multiple Prop	
<input checked="" type="checkbox"/>	0010008401	14	No House Res Property	
<input checked="" type="checkbox"/>	0010395900	15	Mobile Home included in sale	
<input checked="" type="checkbox"/>	0010566400	10	Friends - Special sale price	
<input checked="" type="checkbox"/>	0011168900	02	Remodeled after buying	
<input checked="" type="checkbox"/>	0090527400	02	Remodeled after buying	
<input checked="" type="checkbox"/>	0090645200	15	Mobile Home included in sale	
<input checked="" type="checkbox"/>	1000544000	10	Friends - Special sale price	
<input checked="" type="checkbox"/>	0010527500	15 10	Friends - Special sale price Mobile Home	
<input checked="" type="checkbox"/>	0010084000	68	Extensive changes since sale	
<input checked="" type="checkbox"/>	0010395900	15	second sale in time frame	
<input checked="" type="checkbox"/>	0010566400	10	Mobile Home included in sale	
<input checked="" type="checkbox"/>	0010518000	53	Sale involves Charitable Org.	
<input checked="" type="checkbox"/>	0010008401	14	No House Res Property	
<input checked="" type="checkbox"/>	0010518000	53	Sale involves Charitable Org.	
<input type="checkbox"/>	0010161100	No code		No reasons given as to code or explanation
<input type="checkbox"/>	0010504900	No code		No reasons given as to code or explanation
Accounts Audited: 17 Auditor Agrees: -15 Auditor Disagrees: -2 Auditor Disagrees: -11.76%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
30 Jefferson				
Jefferson County is doing an excellent job on documentation, however the auditor recommends that they use the DPT sales codes.				
✓	444918	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Valid for market with adj. Negotiated sales and leaseback
✓	036198	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Foreclosure sale
✓	436247	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Part of a bulk sales included 7 hotels and business value of undetermined amount of business value.
✓	431494	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Part of a bulk sales included 7 hotels and business value of undetermined amount of business value.
✓	110278	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Market in place, unknown if business value was included in sale.
✓	034282	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Major remodel after sale, owner now occupies one unit and other units for lease
✓	013280	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Bargain and sale deed, see prior sale in 2001
✓	109480	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	This property was one of 14 properties that was involved in a bulk portfolio sale.
✓	084872	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	All fees wee included in sale, never on open market,Related parties
✓	051836	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Property was not listed on open market, listed as for lease by owner, change use from vet clinic to dance studio
✓	148136	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Attached warehouse. Value was coded out due to mixed use.
✓	048367	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Undeterminable Blue Sky, purchased to offset reet and stock sales.
✓	431509	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Exchange, confirmed by J. Riven. Value was in lease, expects bldg to lease for 60% of sale/leaseback rent.
✓	420707	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Foreclosed sale
✓	436646	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	1031 exchange
✓	201745	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Non listed sale including undetermined amount of business value, inventories and personal properties.
✓	110380	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Partial owner carry, includes an undetermined amount of business value, inventory and FF&E

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	203567	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	The Site had contamination that the seller remediated.
✓	407739	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	1031 exchange, buyer was prior tennant, no listed on open market
✓	209384	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Sale was for improvements only
✓	029153	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Two improvements on schedule
✓	177523	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Changed code from 71 to 58, non arms length/fix.
✓	185912	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Foreclosure sale
✓	155850	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Verified Most Recent Sale
✓	157294	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Verified Most Recent Sale
✓	175886	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Foreclosure sale
✓	157252	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Sale below market value per comps and also sold for 110K in 2003
✓	169626	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	1k dollars with an assumption on the first mortgage
✓	152127	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Foreclosure sale
✓	151823	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Foreclosure sale
✓	416982	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	This deed has the same sale amount and sale sate as the next sale, non arms length
✓	424839	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Changing code from 54,884 to 58, excessive concessions
✓	447383	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Habitat for Humanity, non indicative of market
✓	416852	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Owner states sale was arms length, of a soon to be vacated conditons of sale.
✓	187458	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Property was one of 67 properties sold in one sale, transaction was based on rental of all 67.
✓	197260	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Foreclosure sale

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	401993	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Will continue cleaning business, this includes business value.
<input checked="" type="checkbox"/>	421113	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Code out for trade/exchange no info.
<input checked="" type="checkbox"/>	446883	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Non arms length transaction, not on the open market.
<input checked="" type="checkbox"/>	446880	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Non arms length transaction, not on the open market.
<input checked="" type="checkbox"/>	446882	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Non arms length transaction, not on the open market.
<input checked="" type="checkbox"/>	446894	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Non arms length transaction, not on the open market.
<input checked="" type="checkbox"/>	109609	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Previously converted to a Starbucks Retail outlt, re-do by tenant.
<input checked="" type="checkbox"/>	177884	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Verified most recent sale.
<input checked="" type="checkbox"/>	022433	58	Sale Reviewed through analysis:sale conditions non arms length or non-market	Due to deed restrictions, this property is prohibited from continuing its current use.
<hr/>				
Accounts Audited:	45	Auditor Agrees:	-45	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
31 Kiowa				
The county is doing an excellent job of confirming their sales. RMVS did not disagree with any of the disqualifications.				
<input checked="" type="checkbox"/>	R111111157	72	Stress sale	Comps shown
<input checked="" type="checkbox"/>	R111113810	6		
<input checked="" type="checkbox"/>	R111111127	14	Multi-parties	
<input checked="" type="checkbox"/>	R111113525	6	Related parties	
Accounts Audited: 4 Auditor Agrees: -4 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
32 Kit Carson				
Kit Carson does an excellent job of documentation for Sales Verification. Kit Carson does not use the State DPT sales reason codes.				
<input checked="" type="checkbox"/>	00000045000008	36	OTHER	Transfer from construction company to building
<input checked="" type="checkbox"/>	00000034027001	39	NOT ON THE OPEN MARKET	Distress sale, she received in divorce, while husband was ill,
<input checked="" type="checkbox"/>	00000034009007	39	NOT ON THE OPEN MARKET	Business associates, also purchased insurance accounts in deal
<input checked="" type="checkbox"/>	00000077003016	36	OTHER	Sold at auction
<input checked="" type="checkbox"/>	00000034019007	36	OTHER	Buyer own property across street from this parcel
<input checked="" type="checkbox"/>	00000048000001	36	OTHER	Financial institution
<input checked="" type="checkbox"/>	00000041003011	36	OTHER	Arrangement b etween school and bank so that bank will be liable or propert until pf off
<input checked="" type="checkbox"/>	00000037006002	36	OTHER	Change of use
<input checked="" type="checkbox"/>	00000034036014	36	OTHER	Foreclosure should be 17 instread 36
<input checked="" type="checkbox"/>	00000034024004	36	OTHER	Seller finance
<input checked="" type="checkbox"/>	00000050506001	36	OTHER	Option for assemblage, whole block, access to railroad spur, tax incentives from city
<input checked="" type="checkbox"/>	00000047100014	39	NOT ON THE OPEN MARKET	Bought parcial of lot from ajd. Property owner
<input checked="" type="checkbox"/>	00000034042001	39	NOT ON THE OPEN MARKET	Insurance business and distress, agent died
<input checked="" type="checkbox"/>	00000034045008	39	NOT ON THE OPEN MARKET	Not on market, renter bought house
<input checked="" type="checkbox"/>	00000034045011	39	NOT ON THE OPEN MARKET	Change of use property, vacant then a house
<input checked="" type="checkbox"/>	00000034046001	39	NOT ON THE OPEN MARKET	Not on market, renter bought house
<input checked="" type="checkbox"/>	00000041004003	39	NOT ON THE OPEN MARKET	Not on market, renter bought house
<input checked="" type="checkbox"/>	00000079007004	17	GOV'T AGEN	
<input checked="" type="checkbox"/>	00000045000016	39	NOT ON THE OPEN MARKET	Not on open market renters
<input checked="" type="checkbox"/>	00000033100008	17	GOV'T AGEN	
<input checked="" type="checkbox"/>	00000047200900	39	NOT ON THE OPEN MARKET	Not on open market, city purchased for row
<input checked="" type="checkbox"/>	00000077009003	39	NOT ON THE OPEN MARKET	Family sales, loving member of family
<input checked="" type="checkbox"/>	00000077011009	39	NOT ON THE OPEN MARKET	Not on open market, adj property
<input checked="" type="checkbox"/>	00000079008002	39	NOT ON THE OPEN MARKET	Not on open market, adj property
<input checked="" type="checkbox"/>	00000028001901	17	GOV'T AGEN	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	00000036000020	36	OTHER	Foreclosue
<input checked="" type="checkbox"/>	00000043201001	39	NOT ON THE OPEN MARKET	Not on market, renter bought house
<input checked="" type="checkbox"/>	00000033042001	36	OTHER	Relocation Inc., Is just a holding company
<input checked="" type="checkbox"/>	00000033058010	36	OTHER	Buyer only wanted vacant land in already established neighborhood, new house old style
<input checked="" type="checkbox"/>	00000039000006	36	OTHER	Relocation company
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
34 La Plata				
La Plata County does an excellent job of documentation of disqualified sales. La Plata county uses the DPT sales reason codes.				
<input checked="" type="checkbox"/>	567510400009	97	Ag	
<input checked="" type="checkbox"/>	595131302805	83	Multiple Tax Dist Parcel	
<input checked="" type="checkbox"/>	565506400810	83	Multiple Tax Dist Parcel	
<input checked="" type="checkbox"/>	566909202101	84	Bulk sale - Notes required	
<input checked="" type="checkbox"/>	566909202102	84	Bulk sale - Notes required	
<input checked="" type="checkbox"/>	537720400047	82	First Sale in Data Collection period	
<input checked="" type="checkbox"/>	566912300003	97	ag	
<input checked="" type="checkbox"/>	590531300802	83	Multiple Tax Dist Parcel	
<input checked="" type="checkbox"/>	567107310032	98	Discounted	
<input checked="" type="checkbox"/>	567107310035	98	Discounted	
<input checked="" type="checkbox"/>	567502209018	99	Not Market sale notes required	Per comps
<input checked="" type="checkbox"/>	590332200358	99	Not Market sale notes required	Per comps
<input checked="" type="checkbox"/>	566115400025	99	Not Market sale notes required	this account is a mobile home park, with 38M accounts. The park has not sold, but several of the "m" accounts have sold.
<input checked="" type="checkbox"/>	594307400809	97	Ag	
<input checked="" type="checkbox"/>	616318400110	74	High Pressure	ok per notes
<input checked="" type="checkbox"/>	566532201036	72	Tax Consideration	
<input checked="" type="checkbox"/>	566521309015	72	Tax Consideration	
<input checked="" type="checkbox"/>	537319200803	83	Multiple Tax Dist Parcel	
<input checked="" type="checkbox"/>	537317200063	73	Sup Bargain Power Notes	
<input checked="" type="checkbox"/>	566520116020	82	First Sale in Data Collection period	
<input checked="" type="checkbox"/>	594913401004	74	High Pressure	ok per notes
<input checked="" type="checkbox"/>	566128406003	75	Spec incent/con Notes Required	
<input checked="" type="checkbox"/>	567502421010	75	Spec incent/con Notes Required	
<input checked="" type="checkbox"/>	567133100156	76	Spec incent/con Notes Required	
<input checked="" type="checkbox"/>	566520110013	76	Spec incent/con Notes Required	
<input checked="" type="checkbox"/>	616309400122	80	MH included in sale	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	590332200358	80	MH included in sale	
<input checked="" type="checkbox"/>	616517200118	81	Financial Institution was seller	
<input checked="" type="checkbox"/>	567308300035	81	Financial Institution was seller	
<input checked="" type="checkbox"/>	566132300197	73	Sup Bargain Power Notes	
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
33 Lake County				
Lake County is doing an excellent job verifying their sales				
<input checked="" type="checkbox"/>	000010260811	76	NOT ON MARKET	Business partners
<input checked="" type="checkbox"/>	000010000778	70	OTHER	Hud
<input checked="" type="checkbox"/>	000010002486	70	OTHER	Buyer is adjacent land owner
<input checked="" type="checkbox"/>	000010003655	70	OTHER	Utility Replat
<input checked="" type="checkbox"/>	000010148443	70	OTHER	CDOT
<input checked="" type="checkbox"/>	000018000732	70	OTHER	Gift from Board of Commissioners
<input checked="" type="checkbox"/>	000020053201	70	OTHER	Court Order to clean up property
<input checked="" type="checkbox"/>	000010003418	80	SPECIAL FINANCING	Noted on records, seller providing financing
<input checked="" type="checkbox"/>	000010001010	76	NOT ON MARKET	Exempt property
<input checked="" type="checkbox"/>	000010002616	76	NOT ON MARKET	Business partners
<input checked="" type="checkbox"/>	000030002421	63	INVOLVES TRADES	So noted on records
<input checked="" type="checkbox"/>	000010199106	63	INVOLVES TRADES	So noted on records
<input checked="" type="checkbox"/>	000010003295	81	ASSEMBLAGE	
<input checked="" type="checkbox"/>	000020001207	80	SPECIAL FINANCING	
<input checked="" type="checkbox"/>	000018000058	80	SPECIAL FINANCING	
<input checked="" type="checkbox"/>	000010420806	80	SPECIAL FINANCING	
<input checked="" type="checkbox"/>	000010186403	80	SPECIAL FINANCING	
<input checked="" type="checkbox"/>	000010091008	80	SPECIAL FINANCING	
<input checked="" type="checkbox"/>	000010091007	80	SPECIAL FINANCING	
<input checked="" type="checkbox"/>	000010004054	80	SPECIAL FINANCING	
<input checked="" type="checkbox"/>	000031470141	79	VACANT LAND NOW IMPROVED	
<input checked="" type="checkbox"/>	000010001001	69	PARTIAL INTEREST	
<input checked="" type="checkbox"/>	000025008008	79	VACANT LAND NOW IMPROVED	
<input checked="" type="checkbox"/>	000010000551	77	RE-SALE IN DATA COLL PERIOD	
<input checked="" type="checkbox"/>	000010002828	79	VACANT LAND NOW IMPROVED	
<input checked="" type="checkbox"/>	000010003856	79	VACANT LAND NOW IMPROVED	
<input checked="" type="checkbox"/>	000010004145	80	SPECIAL FINANCING	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	000010212607	79	VACANT LAND NOW IMPROVED	
<input checked="" type="checkbox"/>	000030246501	79	VACANT LAND NOW IMPROVED	
<hr/>				
Accounts Audited:	29	Auditor Agrees:	-29	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
35 Larimer				
The county is doing a good job of confirming their sales. RMVS did not disagree with any of the disqualifications in their sample. RMVS recommends, however, that the County expands their disqualification codes. Too many sales which could fit a more specific code recommended by the DPT are coded "other."				
<input checked="" type="checkbox"/>	R0701874	OTHER	Undetermined Personal Property	
<input checked="" type="checkbox"/>	R1486349	BLDR	Sale to Builder	
<input checked="" type="checkbox"/>	R0038644	CA	Land Contract	
<input checked="" type="checkbox"/>	R1586039	CHAR	Charitable	
<input checked="" type="checkbox"/>	R0428299	CHNG	Change	From taxable to exempt
<input checked="" type="checkbox"/>	R1278738	DEMO	Demolition	
<input checked="" type="checkbox"/>	R0624241	DOUBT	Quit Claim Deed	
<input checked="" type="checkbox"/>	R1640213	OTHER	Building Destroyed by Fire	
<input checked="" type="checkbox"/>	R1508784	OTHER	1031 Exchange	
<input checked="" type="checkbox"/>	R1386972	MULBLDG	Multiple Buildings	
<input checked="" type="checkbox"/>	R0200417	GOVBUY	Bought by Government	
<input checked="" type="checkbox"/>	R1044206	FORE	Foreclosure	
<input checked="" type="checkbox"/>	R1130340	GOVSEL	Sold by Government	
<input checked="" type="checkbox"/>	R1617607	RELATE	Related Parties	Should have been coded other - sale back to developer
<input checked="" type="checkbox"/>	R1312367	MULBLDG		
<input checked="" type="checkbox"/>	R0154725	BBA	Between Business Affiliates	
<input checked="" type="checkbox"/>	R1361449	OTHER	Undetermined Personal Property	
<input checked="" type="checkbox"/>	R1620059	OTHER	1031 Exchange	
<input checked="" type="checkbox"/>	R1630208	GOV	Government Agency	
<input checked="" type="checkbox"/>	R0483192	FORE		
<input checked="" type="checkbox"/>	R0024651	BBA		
<input checked="" type="checkbox"/>	R1356968	OTHER	Undetermined Personal Property	
<input checked="" type="checkbox"/>	R0080322	DUP		
<input checked="" type="checkbox"/>	R0195154	OTHER	Land With Minor Structure	
<input checked="" type="checkbox"/>	R0620084	FINSEL		
<input checked="" type="checkbox"/>	R1314157	FINSEL		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R1196472	FINSEL	Financial Institution as Seller	
<input checked="" type="checkbox"/>	R1383957	FAM		
<input checked="" type="checkbox"/>	R0100366	FAM		
<input checked="" type="checkbox"/>	R1347683	FAM	Family Transaction	
<input checked="" type="checkbox"/>	R0314188	OTHER	Undetermined Personal Property	
<input checked="" type="checkbox"/>	R0528781	QS	Questionable Sale	Discrepancy in sale price
<input checked="" type="checkbox"/>	R0356174	ESTATE	Estate Sale	
<input checked="" type="checkbox"/>	R1640456	OTHER	Included Development Costs	
<input checked="" type="checkbox"/>	R0221546	DUP	Duplicate Sale in Time Frame	
<input checked="" type="checkbox"/>	R1185632	QS	Undetermined Personal Property	
<input checked="" type="checkbox"/>	R1474553	PKFIN	Package Financing	
<input checked="" type="checkbox"/>	R0019275	PARINT		
<input checked="" type="checkbox"/>	R1093479	PARINT	Partial Interest	
<input checked="" type="checkbox"/>	R0262030	OTHER	Undetermined Personal Property	
<input checked="" type="checkbox"/>	R1640230	OTHER	Partial Improvement Value	
<input checked="" type="checkbox"/>	R0444006	OTHER	Undetermined Personal Property	
<input checked="" type="checkbox"/>	R0005380	OTHER	Undetermined Personal Property	
<input checked="" type="checkbox"/>	R1138260	OTHER	Undetermined Personal Property	
<input checked="" type="checkbox"/>	R0180734	ESTATE		
<hr/>				
Accounts Audited:	45	Auditor Agrees:	-45	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
36 Las Animas				
The county is doing a good job of confirming their sales. RMVS did not agree with two disqualifications as there was insufficient documentation.				
<input checked="" type="checkbox"/>	12763300	51		
<input checked="" type="checkbox"/>	13522600	18		Used second sale in period
<input checked="" type="checkbox"/>	12002711	8		
<input checked="" type="checkbox"/>	10698000	8	Business affiliates	
<input checked="" type="checkbox"/>	12487500	7		
<input checked="" type="checkbox"/>	10531000	7		
<input checked="" type="checkbox"/>	14470800	7		
<input checked="" type="checkbox"/>	12481700	53		
<input checked="" type="checkbox"/>	10798300	53	Mobile home included	
<input checked="" type="checkbox"/>	14351500	51		
<input checked="" type="checkbox"/>	12203200	51		Now qualified and confirmed
<input checked="" type="checkbox"/>	13590000	51		
<input checked="" type="checkbox"/>	14002000	51		
<input checked="" type="checkbox"/>	12123300	18		Contract sale
<input checked="" type="checkbox"/>	10866600	8		
<input checked="" type="checkbox"/>	11205000	14	Multi-parcels	
<input checked="" type="checkbox"/>	13913500	1	Government	
<input checked="" type="checkbox"/>	14657000	7	Related parties	
<input checked="" type="checkbox"/>	10079600	7		
<input checked="" type="checkbox"/>	10066420	7		
<input checked="" type="checkbox"/>	14207500	12	Quit claim deed	
<input checked="" type="checkbox"/>	12680600	51	Qualified only	No confirmation - no TD 1000
<input checked="" type="checkbox"/>	14069400	18	Other	Financial institution
<input checked="" type="checkbox"/>	10712300	14		
<input checked="" type="checkbox"/>	10731700	14		
<input checked="" type="checkbox"/>	11015600	14		
<input checked="" type="checkbox"/>	10070101	14		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	13588000	18		Used second sale in period
<input type="checkbox"/>	10916500	18		Insufficient documentation
<input type="checkbox"/>	14027300	54	Undetermined ag land	Insufficient documentation
Accounts Audited: 30 Auditor Agrees: -28 Auditor Disagrees: -2 Auditor Disagrees: -6.67%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
37 Lincoln County				
Lincoln County does an excellent job of the Sales Verification procedure. Lincoln County uses DTP Sales Reason Codes.				
<input checked="" type="checkbox"/>	258517310013	73	Forced Sale	
<input checked="" type="checkbox"/>	258517335001	68	Remodeled/New Bldg/Change Use	
<input checked="" type="checkbox"/>	258517327007	68	Remodeled/New Bldg/Change Use	
<input checked="" type="checkbox"/>	258312420001	76	NonTypical Situtation	Sold at Auction
<input checked="" type="checkbox"/>	279732311001	70	Other	Land Only Purchase, told assessor that they gave less than \$500.00 for business
<input checked="" type="checkbox"/>	258312332001	69	Particial Interest	
<input checked="" type="checkbox"/>	279732301006	68	Remodeled/New Bldg/Change Use	
<input checked="" type="checkbox"/>	279732228012	68	Remodeled/New Bldg/Change Use	
<input checked="" type="checkbox"/>	258517200004	68	Remodeled/New Bldg/Change Use	
<input checked="" type="checkbox"/>	258520205003	68	Remodeled/New Bldg/Change Use	
<input checked="" type="checkbox"/>	258518108005	69	Particial Interest	
<input checked="" type="checkbox"/>	258517420004	68	Remodeled/New Bldg/Change Use	
<input checked="" type="checkbox"/>	258517335002	68	Remodeled/New Bldg/Change Use	
<input checked="" type="checkbox"/>	258312009004	82	Multi Use	
<input checked="" type="checkbox"/>	279732208002	80	Misc Document	Family Sale
<input checked="" type="checkbox"/>	258312003008	69	Particial Interest	
<input checked="" type="checkbox"/>	258517246003	68	Remodeled/New Bldg/Change Use	
<input checked="" type="checkbox"/>	258517326002	68	Remodeled/New Bldg/Change Use	
<input checked="" type="checkbox"/>	258517401006	68	Remodeled/New Bldg/Change Use	
<input checked="" type="checkbox"/>	258517407006	68	Remodeled/New Bldg/Change Use	
<input checked="" type="checkbox"/>	279732208011	68	Remodeled/New Bldg/Change Use	
<input checked="" type="checkbox"/>	258516209001	77	Recovery of unpaid balance	
<input checked="" type="checkbox"/>	258509300013	98	Ag Sale	
<input checked="" type="checkbox"/>	258516305007	80	Misc Document	Seller/Buyer same. Change of Corporation name
<input checked="" type="checkbox"/>	258517336001	77	Recovery of unpaid balance	
<input checked="" type="checkbox"/>	258517236002	69	Particial Interest	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	258517236002	69	Particial Interest	
<input checked="" type="checkbox"/>	258517236002	69	Particial Interest	
<input checked="" type="checkbox"/>	258518108005	69	Particial Interest	
<input checked="" type="checkbox"/>	258517419008	68	Remodeled/New Bldg/Change Use	
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
38 Logan				
The county is doing a good job of confirming their sales. RMVS disagreed with two sales only because of a lack of documentation.				
<input checked="" type="checkbox"/>	3856000	T	Quit claim deed	
<input checked="" type="checkbox"/>	6591000	3		
<input checked="" type="checkbox"/>	38052531102002	Y		
<input checked="" type="checkbox"/>	6605000	Y	Partial interest	
<input checked="" type="checkbox"/>	6391000	X		
<input checked="" type="checkbox"/>	38051716403001	J		
<input checked="" type="checkbox"/>	2401000	X	Improved after sale	
<input checked="" type="checkbox"/>	5593000	J		
<input checked="" type="checkbox"/>	6545000	2		
<input checked="" type="checkbox"/>	3474000	M	Multi-properties	
<input checked="" type="checkbox"/>	8523100	M		
<input checked="" type="checkbox"/>	38052529417030	M		
<input checked="" type="checkbox"/>	4313000	N	Personal property	
<input checked="" type="checkbox"/>	5731200	O		
<input checked="" type="checkbox"/>	4423000	P	Related parties	
<input checked="" type="checkbox"/>	38052532249004	P		
<input checked="" type="checkbox"/>	38073506108015	P		
<input checked="" type="checkbox"/>	5459000	Q	Future benefits	
<input checked="" type="checkbox"/>	38052532249005	9		
<input checked="" type="checkbox"/>	38052529433019	2	Non-exposure to market	
<input checked="" type="checkbox"/>	2536000	J	Foreclosure	
<input checked="" type="checkbox"/>	1958000	3	Atypical financing	
<input checked="" type="checkbox"/>	38052529349003	9	Plottage	
<input checked="" type="checkbox"/>	1806000	A	Going concern	Includes personal property
<input checked="" type="checkbox"/>	4383000	E	Estate sale	
<input checked="" type="checkbox"/>	9958000	E		
<input checked="" type="checkbox"/>	1309000	H	Contract sale	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	38052529430016	O	Mixed use	
<input type="checkbox"/>	4556000	K	Unknowledgeable buyer	No documentation
<input type="checkbox"/>	9980000	1	Over motivated seller	No documentation
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-28	Auditor Disagrees: -2
				Auditor Disagrees: -6.67%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
39 Mesa County				
Mesa County is doing an excellent job of disqualified sales documentation. Mesa County is using the DPT sales Reason Codes.				
<input checked="" type="checkbox"/>	2943-171-00-053	99	99 MIXED USE	
<input checked="" type="checkbox"/>	2701-364-28-008	70	70:UNDET BUSINESS VA	
<input checked="" type="checkbox"/>	2697-174-11-050	99	99 PROPERTY LINE ADJ	
<input checked="" type="checkbox"/>	2697-064-02-004	74	74 PD MORE THAN MARK	Per comps, the sale price was not in line
<input checked="" type="checkbox"/>	2943-322-21-001	74	74 NONMARKET SALE SE	
<input checked="" type="checkbox"/>	2943-113-15-003	74	74 NON MARKET SALE	
<input checked="" type="checkbox"/>	2945-033-07-038	74	74 NON MARKET SALE	
<input checked="" type="checkbox"/>	2697-253-13-001	74	74 LACK MARKET EXPOS	
<input checked="" type="checkbox"/>	2945-021-10-046	74	74 DESPERATE FOR LOD	Notes on TD1000
<input checked="" type="checkbox"/>	2697-174-09-010	74	74 - QUICK SALE	
<input checked="" type="checkbox"/>	2943-171-00-265	74	74 PRIOR CITY CONTRA	
<input checked="" type="checkbox"/>	2709-262-00-042	70	70:UNDETER BUSINESS	
<input checked="" type="checkbox"/>	2683-334-00-409	74	74, BANKRUPTCY	
<input checked="" type="checkbox"/>	2445-272-10-010	70	70:SALE ERROR-DIDNOT	
<input checked="" type="checkbox"/>	2667-351-03-011	70	70:MIXED USE	
<input checked="" type="checkbox"/>	2945-142-03-004	70	70:FORECLOSURE SALE	
<input checked="" type="checkbox"/>	2945-032-11-002	70,72	70,72:HOUSE DM'D 1/2	
<input checked="" type="checkbox"/>	2945-032-11-001	70,72	70,72:HOUSE DM'D 1/2	
<input checked="" type="checkbox"/>	2691-343-13-007	70	70- SALVAGE & MIXED	
<input checked="" type="checkbox"/>	2945-122-04-019	99	99:BOUGHT BY REHABBE	
<input checked="" type="checkbox"/>	2943-083-33-009	99	99:PAD SITE@SHOP CEN	
<input checked="" type="checkbox"/>	2945-123-01-012	99	99:SECOND GRANTOR	
<input checked="" type="checkbox"/>	2697-174-06-013	74	74 INVOLVED FORECLO	
<input checked="" type="checkbox"/>	2693-024-00-245	99	99 CONTAMINATED PROP	
<input checked="" type="checkbox"/>	2945-114-09-005	99	99,REPO SALE; 181 DO	
<input checked="" type="checkbox"/>	2701-333-03-019	99	99,EARLIER LEASE/OPT	
<input checked="" type="checkbox"/>	2945-121-36-005	99	99,68: FIXER/FLIPPER	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	2697-174-00-027	99	99 NO MARKET EXPOSUR	
<input checked="" type="checkbox"/>	2937-091-00-094	99	99 MIXED USE	
<input checked="" type="checkbox"/>	2943-101-04-003	99	99 LEASED FEE VALUE	
<input checked="" type="checkbox"/>	2937-091-00-035	99	99 FORECLOSURE	
<input checked="" type="checkbox"/>	2445-281-07-011	99	99 DISTRESS SALE	So noted on TD1000
<input checked="" type="checkbox"/>	2943-201-07-003	74	74 PRCHSD AT AUCTION	
<input checked="" type="checkbox"/>	2693-112-00-246	99	99 CONTAMINATED PROP	
<input checked="" type="checkbox"/>	2945-123-06-011	99	99,REPO; 68,THEN FLI	
<input checked="" type="checkbox"/>	2693-023-00-244	99	99 CONTAMINATED PROP	
<input checked="" type="checkbox"/>	2697-202-25-006	99	99 - RELOCATION RESO	
<input checked="" type="checkbox"/>	2697-162-28-022	99	99 - OWNER BLT HOME	So noted on TD1000
<input checked="" type="checkbox"/>	2683-224-02-011	99	99 - MINING FOR RR	
<input checked="" type="checkbox"/>	2697-171-05-007	99	99 - LOT W/DUG	
<input checked="" type="checkbox"/>	2697-172-17-013	99	99 - INT GUTTED TO R	
<input checked="" type="checkbox"/>	2945-142-25-007	74	74,REPO SALE--SEE NO	Foreclosed per notes on TD1000
<input checked="" type="checkbox"/>	2945-133-12-010	74,68	74,68:AUCTION,FOR RE	
<input checked="" type="checkbox"/>	2945-142-10-006	74	74, REPOSAL;68, REHA	
<input checked="" type="checkbox"/>	2945-092-11-003	99	99 DISCOUNTED/FLOODP	
<hr/>				
Accounts Audited:	45	Auditor Agrees:	-45	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
40 Mineral				
The county is doing a good job of confirming their sales. However, one sale in the sample did not have sufficient documentation for disqualification.				
<input checked="" type="checkbox"/>	476336120002	57		
<input checked="" type="checkbox"/>	484110405009	64	Multi-parcels	
<input checked="" type="checkbox"/>	484111101007	57		
<input checked="" type="checkbox"/>	484112200045	60		
<input checked="" type="checkbox"/>	476336200017	57		
<input checked="" type="checkbox"/>	484120401020	66		
<input checked="" type="checkbox"/>	476325111005	49	Use change	
<input checked="" type="checkbox"/>	476325441001	70		Included mobile home
<input checked="" type="checkbox"/>	484120401014	66	Personal property	
<input checked="" type="checkbox"/>	476334100023	70	Extreme outlier	Included ag land
<input checked="" type="checkbox"/>	502908100035	57	Related parties	
<input type="checkbox"/>	4763361130111	60	Estate	Not an estate sale. Insufficient documentation
Accounts Audited: 12 Auditor Agrees: -11 Auditor Disagrees: -1 Auditor Disagrees: -8.33%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
41 Moffat				
Moffat County does an excellent job of documentation on the sales that are not qualified. They do not, however, use the list of sale reason codes from the DPT. We would recommend that this county convert to the DPT codes.				
<input checked="" type="checkbox"/>	R008796	90	See Notes for Unqualified Reasons	PUT ENTIRE SALES PRICE ON PREVIOUS DEED. JT
<input checked="" type="checkbox"/>	R006295	90	See Notes for Unqualified Reasons	VIEWS EXT 8/2005-CS CASH SALE. PROPERTY FORMERLY IN FAMILY-BUYER WANTED BADLY. HOUSE NEVER LISTED ON MARKET W REALTOR. CS
<input checked="" type="checkbox"/>	R007709	02	Multi properties	UNQUALIFIED SALE ALSO BECAUSE HOUSE WAS NOT COMPLETE WHEN OWNERS PURCHASED - THEY HAD TO PUT IN FLOORING, TAPE,TEXTURE,TRIM, HANG DOORS, ETC. JT
<input checked="" type="checkbox"/>	R005578	93	Double Sales in Time Period	SALE ALSO UNQUALIFIED BECAUSE IT WAS NOT MARKETED. WHEN KRUSE SOLD TO SKIDMORE, KRUSE HAD A FIRST RIGHT OF REFUSAL ON ANY RESALE.
<input checked="" type="checkbox"/>	R002159	90	See Notes for Unqualified Reasons	10/6/05-SENT TD-1000 FOR SALES CLARIFICATION. JT. NOT RETURNED. UNVERIFIABLE TERMS CONDITIONS.
<input checked="" type="checkbox"/>	R006699	90	See Notes for Unqualified Reasons	HOUSE NOT MARKETED. BUYER OWNS MAN HOME DEALERSHIP, BOUGHT THIS PROPERTY AND SOLD NEW MODULAR TO DAUS TO MOVE TO. NO APPRAISAL. WILL REMODEL AND SELL ASAP.CS
<input checked="" type="checkbox"/>	R008597	90	See Notes for Unqualified Reasons	PROPERTY WAS IN FORCLOSURE AT TIME OF SALE. INSPECTED PROPERTY. CONDITION IS GOOD. SENT ADDL FIELD WORKSHEET TO BUYER. UNQ PENDING RETURN OF LETTER. JT
<input checked="" type="checkbox"/>	R008465	90	See Notes for Unqualified Reasons	8/31/05-SPOKE TO SELLER. HOUSE NOT LISTED AND NOT ON MARKET. SELLERS READY TO BE RID OF 2ND HOUSE. BUYER WANTED HOUSE BECAUSE IT WAS CHILDHOOD HOME. SALE PRICE DOES NOT REFLECT MARKET. JT
<input checked="" type="checkbox"/>	R004569	90	See Notes for Unqualified Reasons	7/06-VIEWS VACANT. SALE OF ANOTHER PROPERTY CONTINGENT ON THIS SALE. BUYER WAS SELLER OF OTHER PROPERTY AND DID NOT WAIT FOR CONTINGENCY.CS
<input checked="" type="checkbox"/>	R001322	90	See Notes for Unqualified Reasons	COMBINED DOC FEES/SALES PRICES ONTO 5L5804. DOC FEES DIVIDED BETWEEN TWO DEEDS. JT CASH SALE, NO CONCESSIONS

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R001271	90	See Notes for Unqualified Reasons	10/05-UNQUALIFIED SALE. SELLER HAD CABIN ON MARKET FOR EXTENDED TIME, AND SHE HAD ALREADY SOLD ALL OTHER PROPERTY IN MOFFAT COUNTY. BUYERS MADE AN OFFER BUT WANTED TO WAIT TO CLOSE. SELLER LOWERED PRICE AGAIN IF THEY WOULD CLOSE ASAP. JT CASH, NO CONCESSIONS
<input checked="" type="checkbox"/>	R003488	02	Multi properties	LOTS SOLD TO AVOID DEVELOPMENT COST MANDATED BY COUNTY.CS
<input checked="" type="checkbox"/>	R010895	90	See Notes for Unqualified Reasons	10/5/05-SPOKE TO SELLER. LOTS NOT LISTED. BUYER KNEW SELLER AND ASKED IF THEY WOULD SELL. THEY SAID YES, AND BUYER GAVE FULL PRICE. JT
<input checked="" type="checkbox"/>	R008235	90	See Notes for Unqualified Reasons	NO CONCESSIONS. UNQUALIFIED SALE FOR ANALYSIS PURPOSES BECAUSE PROPERTY HAS TWO HOUSES. NOT A REFLECTION OF A TYPICAL MARKET SALE. JT
<input checked="" type="checkbox"/>	R003254	90	See Notes for Unqualified Reasons	BUYER (KOZY HOMES) SOLD NEW MODULAR TO SELLER & SET UP ON OTHER PROPERTY.CS
<input checked="" type="checkbox"/>	R005851	90	See Notes for Unqualified Reasons	SELLER APPROACHED BUYER (REAL ESTATE AGENT). PROPERTY NOT ADVERTISED ON MKT. SELLER WAS DISTRESSED.CS
<input checked="" type="checkbox"/>	R006113	90	See Notes for Unqualified Reasons	VIEWED 10/14/2005-CS NOT LISTED ON MARKET-BUYER APPROACHED SELLER. SELLER KNEW THEY COULD SELL HIGHER. SALE HAD ALTRUISTIC MOTIVATION.CS
<input checked="" type="checkbox"/>	R010895	05	Distress	5/31/05-SPOKE TO OWNER. SALE WAS DISTRESSED. SELLER NEEDED CASH AND BUYERS BOUGHT FOR WHAT THEY BELIEVED TO BE BELOW MARKET VALUE. JT
<input checked="" type="checkbox"/>	R009325	90	See Notes for Unqualified Reasons	PROPERTY IS CONTIGUOUS W/ BUYERS HOUSE. LOT WAS NOT MARKETED. IT WAS PART OF A LARGER PURCHASE FOR PONIUKVAR. HE THEN SOLD THIS PIECE TO BELLEVILLE. JT
<input checked="" type="checkbox"/>	R003489	02	Multi properties	WHA SOLD TO AVOID DEVELOPMENT COSTS MANDATED BY COUNTY.
<input checked="" type="checkbox"/>	R005554	05	Distress	HOUSE HAD GONE INTO FORCLOSURE. JT
<input checked="" type="checkbox"/>	R011072	05	Distress	UNQUALIFIED SALE. SELLERS HAD BEEN IN FORCLOSURE PROCEEDINGS JUST PRIOR TO SALE.
<input checked="" type="checkbox"/>	R006669	05	Distress	SELLER IN DEFAULT-2ND MTG. HOUSE LISTED FOR \$129,000. VERIFIED INVENTORY W/BUYER, REALTOR W/LISTING AGENCY.CS
<input checked="" type="checkbox"/>	R000744	05	Distress	8/2006-SPOKE TO ROY ABOUT SALE. THERE WAS DISTRESS. HAD BEEN ON MARKET FOR LONG TIME, AND SELLER WANTED TO GET RID. JT

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R005885	05	Distress	SALE ALSO INVOLVES UNINHABITABLE MOBILE HOME-CS
<input checked="" type="checkbox"/>	R008243	05	Distress	SELLER NEEDED CASH. PROPERTY NOT LISTED ON OPEN MARKET. JT
<input checked="" type="checkbox"/>	R008631	04	Trade	SALE INCLUDES M600. OWNER TRADED PROPERTY W/ SELLERS. MCKERNEN FELT SHE NEEDED TO MOVE BECAUSE HER OTHER PROPERTY IS WHERE HER BOYFRIEND ENDED HIS LIFE.
<input checked="" type="checkbox"/>	R006354	04	Trade	THIS HOUSE WAS TAKEN IN TRADE FOR R6550. JT
<input checked="" type="checkbox"/>	R003523	03	Sale Unverifiable	SELLER ASSISTED DOWN PAYMENT. VIEWED EXTERIOR. LEFT DOOR HANGER & WROTE LTR. UNQ AS UNVERIFIABLE.CS
<input checked="" type="checkbox"/>	R009325	02	Multi properties	PER TD - VACANT PARCEL PURCHASED FOR \$6000. JT
<input checked="" type="checkbox"/>	R003478	02	Multi properties	LOTS SOLD TO AVOID DEVELOPMENT COSTS MANDATED BY COUNTY.CS
<input checked="" type="checkbox"/>	R006550	04	Trade	CANTAFIO TOOK REISHUS OLD HOUSE (R6354) IN EXCHANGE (\$138,750). NO APPRAISAL. LISTED FOR 220,000
<input checked="" type="checkbox"/>	R005855	05	Distress	VIEWED EXT AND VERIFIED INVENTORY W/SELLER. SELLER MOVING/SOMEWHAT DISTRESSED.CS
<hr/>				
Accounts Audited:	33	Auditor Agrees:	-33	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
42 Montezuma				
Montezuma counties does an excellent job of documentation of disqualified sales. Montezuma counties does not use the State DPT codes.				
<input checked="" type="checkbox"/>	535931100061	26	Personal Representative deed	
<input checked="" type="checkbox"/>	560528414003	38	Incentives	
<input checked="" type="checkbox"/>	560528308004	36	Major Renovation after sale	
<input checked="" type="checkbox"/>	560528321001	26	Personal Representative deed	
<input checked="" type="checkbox"/>	560528306007	36	Major Renovation after sale	
<input checked="" type="checkbox"/>	560528323005	34	Educational organization	
<input checked="" type="checkbox"/>	560918200009	33	Religious organization	
<input checked="" type="checkbox"/>	560529415002	28	Quik Claim Deed	
<input checked="" type="checkbox"/>	560528307004	28	Quik Claim Deed	
<input checked="" type="checkbox"/>	533501201010	26	Personal Representative deed	
<input checked="" type="checkbox"/>	560528404001	20	Other	actually a land sale with buildings being destroyed.
<input checked="" type="checkbox"/>	535910305007	45	Mobile Home	
<input checked="" type="checkbox"/>	560528406002	26	Personal Representative deed	
<input checked="" type="checkbox"/>	536133100020	26	Personal Representative deed	
<input checked="" type="checkbox"/>	560528411002	26	Personal Representative deed	
<input checked="" type="checkbox"/>	561126238003	23	Mixed use	
<input checked="" type="checkbox"/>	535731302017	60	Change use	
<input checked="" type="checkbox"/>	535722203006	60	Change use	
<input checked="" type="checkbox"/>	560728104028	60	Change use	
<input checked="" type="checkbox"/>	561126302001	11	Foreclosure	
<input checked="" type="checkbox"/>	533733301005	1	Ag	
<input checked="" type="checkbox"/>	560520100002	20	Other	2WD due to divorce 1/2 to wife 1/2 husband
<input checked="" type="checkbox"/>	560528204004	45	Mobile Home	
<input checked="" type="checkbox"/>	560527300004	45	Mobile Home	
<input checked="" type="checkbox"/>	535930400016	45	Mobile Home	
<input checked="" type="checkbox"/>	535918401007	60	Change use	
<input checked="" type="checkbox"/>	561115300030	11	Foreclosure	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	560918305013	17	Subdividers Discount	
<input checked="" type="checkbox"/>	535731302001	18	Multiple properties	
<input checked="" type="checkbox"/>	560507300021	20	Other	Large and extensive stable and outbuildings
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
43 Montrose				
Montrose County does an excellent job on their disqualified sales. The Assessor looks at each sale and makes notes as to reason for D/Q the sale. Montrose uses the State DPT sale reason codes.				
✓	376720301005	70	Other	7.551 AC MH NOT INCLUDED IN SALE. SITE IMPS ONLY. TW
✓	376726336001	70	Other	Atypical sale per owner no utilities to site purchased at a discount to account for additional cost to run utilites.see protest notes.bh
✓	399501100028	70	Other	BUYER GOT A BARGAIN. SELLER WANTED OUT. FC 3/19/07 TW/SSW NO UPGRADES. STILL TYPICAL 1960 STYLE AND FIXTURES. DESPERATELY NEEDS REMODEL.
✓	376727415007	70	Other	no TD. two sales occurred same day but second sale recorded later.
✓	425921100021	70	Other	4.74 AC 7 PARCELS SOLD TOGETHER AS PRIME DEV/RESORT TOTAL 915 AC \$7,254,000
✓	372326200035	70	Other	MIXED USE PROPERTY
✓	376705302005	70	Other	CONTRACT SALE JULY 20,1996 PER TD
✓	376736414012	70	Other	NOT A SALE. SOLD ANOTHER PROPERTY, HAD HOUSE BUILT AND FINANCED THE DIFFERENCE AS MORGAGE.
✓	404109300001	70	Other	OWNS 2 ADJOINING PARCELS PREVIOUSLY PURCHASED FROM THIS SELLER
✓	376735101058	70	Other	PRIVATE CONTRACT BETWEEN NEIGHBORS; CONSESSIONS MADE FOR NEW ROOF & DRIVEWAY , & WAS CONTIGENT ON SALE OF R1972
✓	376734235009	70	Other	NOT MARKET COND- "SOLD AS IS"
✓	398722200026	70	Other	INSTALLMENT LAND CONTRACT 3/3/86
✓	399304406002	70	Other	RESOLD IN 4 MOS. SELLER NO LONGER IN MONTROSE COUNTY. (FLIP)
✓	376930200081	70	Other	MIXED USE PROPERTY
✓	376931400099	70	Other	A-TYPICAL SALE; BUYER PAID FULL PRICE IN CASH W/O FEE APPRAISAL. SEE DEED FOR FIELD WORK
✓	376716418005	70	Other	Purchased as future development land by local real estate agent. SFR is interm use, do not use this sale to value old house and land. bh future development. recent purchases of adjoining parcels for subdivision. R4784 R4805 R4807 R4820
✓	350321400017	70	Other	county line split. 25 AC in montrose county

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	376721304003	70	Other	SALE AFTER FORECLOSURE
<input checked="" type="checkbox"/>	376724401008	70	Other	SALE AFTER FORECLOSURE-per owner major repairs necessary prior owner ripped out cabinets and sprinkler system, caused septic to fail, totally trashed the place.
<input checked="" type="checkbox"/>	376736200035	70	Other	Sale included 30x50 heated shop that was not on the Account.
<input checked="" type="checkbox"/>	376728455014	70	Other	PURCHASED ADJOINING PARCEL SAME SELLER SAME DAY R30005 MIXED USE PROPERTY
<input checked="" type="checkbox"/>	376729106010	70	Other	I.L.C. SALE DATE JUNE 25, 1992
<input checked="" type="checkbox"/>	376717300013	70	Other	COMM LAND- SFR IS A SECONDARY USE- FUTURE DEVEOPMENT COMMM SITE. BH
<input checked="" type="checkbox"/>	429507401012	70	Other	9 AC - the wrong parcel transferred on this sale, this is the HOA outlot. bh
<input checked="" type="checkbox"/>	399303206007	70	Other	PARCEL IS WITHIN EAGLE LANDING PUD AND WILL BE USED AS PRIME DEVELOPMENT AND CURRENT IMPS WILL BE REMOVED
<input checked="" type="checkbox"/>	376523102011	70	Other	Atypical sale below maarket value based on 5 other sales of identical lots unable to contact parties in transaction.bh
<input checked="" type="checkbox"/>	376727223001	70	Other	Mixed use property.
<input checked="" type="checkbox"/>	372310303008	70	Other	SALE SURROUNDED BY SAME OWNERSHIP. GRANTEE OWNS ADJOINING PARCELS
<input checked="" type="checkbox"/>	426930114003	70	Other	Additional costs to install utilities to these lots in Crane Subd. Raw lots were adjusted. Adjustment off when SFR was added. TW
<input checked="" type="checkbox"/>	376728416010	70	Other	SOLD BACK TO ORIGINAL OWNER FOR ORIGINAL SALES PRICE
<input checked="" type="checkbox"/>	376736109008	70	Other	used original sale from developer to builder. BH
<input checked="" type="checkbox"/>	376716400054	70	Other	19.62 AC future development. recent purchases of adjoining parcels for subdivision. R4784 R4805 R4807 R4820
<input checked="" type="checkbox"/>	350120400012	70	Other	DELTA COUNTY LINE SALE 9 AC ONLY IN MONTROSE COUNTY
<hr/>				
Accounts Audited:	33	Auditor Agrees:	-33	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
44 Morgan				
The county is doing a good job of confirming their sales. RMVS did not agree with one disqualified sale in their sample, only because the county did not have sufficient documentation.				
<input checked="" type="checkbox"/>	6036	2		
<input checked="" type="checkbox"/>	5501	3	Trade	
<input checked="" type="checkbox"/>	5220	1		
<input checked="" type="checkbox"/>	3272	21	Vacant with minor structure	
<input checked="" type="checkbox"/>	3040	27	Distress sale	Investor to investor
<input checked="" type="checkbox"/>	2984	8		
<input checked="" type="checkbox"/>	2649	2	Estate sale	
<input checked="" type="checkbox"/>	2528	31	Change in use	
<input checked="" type="checkbox"/>	6537	3		
<input checked="" type="checkbox"/>	1776	7	Foreclosure	
<input checked="" type="checkbox"/>	1102	8	Foreclosure	
<input checked="" type="checkbox"/>	1027	4	Remodeled after sale	
<input checked="" type="checkbox"/>	1118	28	Government	
<input checked="" type="checkbox"/>	1240	12	Multi-parcels	
<input checked="" type="checkbox"/>	1409	13	Personal property	
<input checked="" type="checkbox"/>	5343	16	Private sale	
<input checked="" type="checkbox"/>	1544	1	Related parties	
<input checked="" type="checkbox"/>	1860	20	Partial interest	
<input checked="" type="checkbox"/>	9356	12		
<input checked="" type="checkbox"/>	17980	18	Assemblage	
<input checked="" type="checkbox"/>	7111	29	Corporate transfer	
<input checked="" type="checkbox"/>	19842	19	Future construction	
<input checked="" type="checkbox"/>	4569	30	Includes ag land	
<input checked="" type="checkbox"/>	12314	10	Sold with mobile home	
<input checked="" type="checkbox"/>	7746	2		
<input checked="" type="checkbox"/>	11710	22	Split or combination	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	7265	9	Contract for deed	
<input checked="" type="checkbox"/>	7352	3		
<input checked="" type="checkbox"/>	7210	24	Changed land attributes	
<input type="checkbox"/>	7521	11	Court decree	Just a regular deed
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-29	Auditor Disagrees: -1
				Auditor Disagrees: -3.33%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
45 Otero				
Otero County does an excellent job on sales verifaion. Otero County does not use the State DPT Codes.				
<input checked="" type="checkbox"/>	437726207007	21	Other	Old mobile home on lot
<input checked="" type="checkbox"/>	444317200010	25	Distress	Going out of business, sale to unload property vacant for long time
<input checked="" type="checkbox"/>	437726211007	25	Distress	On market for long time, church school, deteriorated
<input checked="" type="checkbox"/>	464302312005	21	NTypeSale	Multiple properties, apartments, retail, pharmacy
<input checked="" type="checkbox"/>	444317200019	25	Distress	Going out of business, sale to unload
<input checked="" type="checkbox"/>	444318208010	25	Distress	Treasured deed
<input checked="" type="checkbox"/>	444318100017	21	NTypeSale	Mixed use - 1/2 commercial 1/2 residential
<input checked="" type="checkbox"/>	437516300013	21	Other	Vacant land ag to commercial
<input checked="" type="checkbox"/>	464311308007	17	Repossess	OK
<input checked="" type="checkbox"/>	437726211008	21	NTypeSale	County Commmissioners sale for Manzola
<input checked="" type="checkbox"/>	444307342004	21	Other	Land Locked property
<input checked="" type="checkbox"/>	444307417001	21	Other	Auction Estate Sale
<input checked="" type="checkbox"/>	444134303004	7	Related	OK
<input checked="" type="checkbox"/>	464302305008	25	Distress	Old mobile home on lot
<input checked="" type="checkbox"/>	464302327013	10	Estate	OK
<input checked="" type="checkbox"/>	444318262005	7	Related	OK
<input checked="" type="checkbox"/>	464304400048	8	BusinsPar	OK
<input checked="" type="checkbox"/>	464311230021	8	BusinsPar	OK
<input checked="" type="checkbox"/>	464311317021	8	BusinsPar	OK
<input checked="" type="checkbox"/>	464311404001	8	BusinsPar	OK
<input checked="" type="checkbox"/>	444134302004	7	Related	OK
<input checked="" type="checkbox"/>	444318414003	7	Related	OK
<input checked="" type="checkbox"/>	464506000040	21	Other	Development of property, multi properties
<input checked="" type="checkbox"/>	444325311009	10	Estate	OK
<input checked="" type="checkbox"/>	444319000006	21	Other	Water shares included in sale
<input checked="" type="checkbox"/>	464302439015	10	Estate	OK

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	464303446005	10	Estate	OK
<input checked="" type="checkbox"/>	464311227007	17	Repossess	OK
<input checked="" type="checkbox"/>	464311231015	17	Repossess	OK
<input checked="" type="checkbox"/>	464311233020	17	Repossess	OK
<input checked="" type="checkbox"/>	464311241003	17	Repossess	OK
<input checked="" type="checkbox"/>	464311401006	21	Other	Family Deal
<input checked="" type="checkbox"/>	444325312003	7	Related	OK
<hr/>				
Accounts Audited:	33	Auditor Agrees:	-33	Auditor Disagrees: 0
		Auditor Disagrees: 0.00%		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
46 Ouray County				
Ouray County does an excellent job on their documentation of unqualified sales. Ouray County does not use the State DPT sales reason codes.				
<input checked="" type="checkbox"/>	R002908	11	FORECLOSURE OR FORCED SALE	So noted on documentation.
<input checked="" type="checkbox"/>	R001034	47	IMPROVEMENTS VALUE GOING ON NEXT TAX YEAR	So noted on documentation.
<input checked="" type="checkbox"/>	R000505	47	IMPROVEMENTS VALUE GOING ON NEXT TAX YEAR	So noted on documentation.
<input checked="" type="checkbox"/>	R004230	11	FORECLOSURE OR FORCED SALE	So noted on documentation.
<input checked="" type="checkbox"/>	R005075	6	LESS THAN 100% CONVEYED	So noted on documentation.
<input checked="" type="checkbox"/>	R002865	11	FORECLOSURE OR FORCED SALE	So noted on documentation.
<input checked="" type="checkbox"/>	R002413	11	FORECLOSURE OR FORCED SALE	So noted on documentation.
<input checked="" type="checkbox"/>	R005950	11	FORECLOSURE OR FORCED SALE	So noted on documentation.
<input checked="" type="checkbox"/>	R005696	36	MAJOR RENOVATION AFTER SALE	So noted on documentation.
<input checked="" type="checkbox"/>	R004139	13	OWNS ADJOINING LAND	So noted on documentation.
<input checked="" type="checkbox"/>	R004123	13	OWNS ADJOINING LAND	So noted on documentation.
<input checked="" type="checkbox"/>	R003842	13	OWNS ADJOINING LAND	So noted on documentation.
<input checked="" type="checkbox"/>	R003777	13	OWNS ADJOINING LAND	So noted on documentation.
<input checked="" type="checkbox"/>	R002992	13	OWNS ADJOINING LAND	So noted on documentation.
<input checked="" type="checkbox"/>	R002892	13	OWNS ADJOINING LAND	So noted on documentation.
<input checked="" type="checkbox"/>	R002891	13	OWNS ADJOINING LAND	So noted on documentation.
<input checked="" type="checkbox"/>	R002034	13	OWNS ADJOINING LAND	So noted on documentation.
<input checked="" type="checkbox"/>	R001435	13	OWNS ADJOINING LAND	So noted on documentation.
<input checked="" type="checkbox"/>	N004874	6	LESS THAN 100% CONVEYED	So noted on documentation.
<input checked="" type="checkbox"/>	R001273	13	OWNS ADJOINING LAND	So noted on documentation.
<input checked="" type="checkbox"/>	R001409	47	IMPROVEMENTS VALUE GOING ON NEXT TAX YEAR	So noted on documentation.
<input checked="" type="checkbox"/>	R005305	36	MAJOR RENOVATION AFTER SALE	So noted on documentation.
<input checked="" type="checkbox"/>	R000936	36	MAJOR RENOVATION AFTER SALE	So noted on documentation.
<input checked="" type="checkbox"/>	R005279	52	AFFORDABLE HOUSING DEED RESTRICTED	So noted on documentation.
<input checked="" type="checkbox"/>	R000025	6	LESS THAN 100% CONVEYED	So noted on documentation.
<input checked="" type="checkbox"/>	R003252	34	EDUCATIONAL ORGANIZATION INVOLVED	So noted on documentation.
<input checked="" type="checkbox"/>	N004865	6	LESS THAN 100% CONVEYED	So noted on documentation.

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	N004865	6	LESS THAN 100% CONVEYED	So noted on documentation.
<input checked="" type="checkbox"/>	R001923	47	IMPROVEMENTS VALUE GOING ON NEXT TAX YEAR	So noted on documentation.
<input checked="" type="checkbox"/>	R001844	47	IMPROVEMENTS VALUE GOING ON NEXT TAX YEAR	So noted on documentation.
<input checked="" type="checkbox"/>	R001337	13	OWNS ADJOINING LAND	So noted on documentation.
<input checked="" type="checkbox"/>	R003229	24	BUSINESS AFFILIATES INVOLVED	So noted on documentation.
<input checked="" type="checkbox"/>	R003229	24	BUSINESS AFFILIATES INVOLVED	So noted on documentation.
<input checked="" type="checkbox"/>	R002739	24	BUSINESS AFFILIATES INVOLVED	So noted on documentation.
<input checked="" type="checkbox"/>	R000442	24	BUSINESS AFFILIATES INVOLVED	So noted on documentation.
<input checked="" type="checkbox"/>	R005699	52	AFFORDABLE HOUSING DEED RESTRICTED	So noted on documentation.
<input checked="" type="checkbox"/>	R005280	52	AFFORDABLE HOUSING DEED RESTRICTED	So noted on documentation.
<input checked="" type="checkbox"/>	R005275	52	AFFORDABLE HOUSING DEED RESTRICTED	So noted on documentation.
<input checked="" type="checkbox"/>	R003229	24	BUSINESS AFFILIATES INVOLVED	So noted on documentation.
<input checked="" type="checkbox"/>	R005698	52	AFFORDABLE HOUSING DEED RESTRICTED	So noted on documentation.
<hr/>				
Accounts Audited:	40	Auditor Agrees:	-40	Auditor Disagrees: 0
			Auditor Disagrees:	0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
47 Park				
The county is doing a good job of qualifying their sales. RMVS disagreed with the disqualification of two sales because there was insufficient documentation.				
<input checked="" type="checkbox"/>	44562	58	Business affiliates	
<input checked="" type="checkbox"/>	37971	29		
<input checked="" type="checkbox"/>	13440	29		
<input checked="" type="checkbox"/>	23661	30	Split	
<input checked="" type="checkbox"/>	20678	51	Government	
<input checked="" type="checkbox"/>	540	56	Financial institution	
<input checked="" type="checkbox"/>	38335	56		
<input checked="" type="checkbox"/>	4288	57	Family transaction	
<input checked="" type="checkbox"/>	41463	29		
<input checked="" type="checkbox"/>	12649	57		
<input checked="" type="checkbox"/>	17471	32		PRD
<input checked="" type="checkbox"/>	16772	63	Trade	
<input checked="" type="checkbox"/>	43233	63		
<input checked="" type="checkbox"/>	17907	57		
<input checked="" type="checkbox"/>	4271	13	Court decree	
<input checked="" type="checkbox"/>	18542	53	Religious	
<input checked="" type="checkbox"/>	10225	29	Combined parcels	
<input checked="" type="checkbox"/>	316	2	Government	
<input checked="" type="checkbox"/>	16315	13		
<input checked="" type="checkbox"/>	17199	14	Personal representative's deed	
<input checked="" type="checkbox"/>	17257	16	Can't determine sales price	
<input checked="" type="checkbox"/>	36833	16		Mobile home in sale was removed
<input checked="" type="checkbox"/>	545	27		
<input checked="" type="checkbox"/>	15612	21		
<input checked="" type="checkbox"/>	18136	21		
<input checked="" type="checkbox"/>	22658	27	Sale earlier in time period	
<input checked="" type="checkbox"/>	19025	21	Foreclosure	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	40533	28	Quit claim deed	
<input type="checkbox"/>	18832	32	Not arms-length	Insufficient documentation
<input type="checkbox"/>	6141	60	Estate sale	Insufficient documentation
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-28	Auditor Disagrees: -2
				Auditor Disagrees: -6.67%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
48 Phillips				
The county is doing an excellent job of confirming their sales. RMVS was in agreement with all of the disqualifications used in their sample.				
<input checked="" type="checkbox"/>	R011135	n/a	Related parties	
<input checked="" type="checkbox"/>	R003694	n/a	Related parties	
<input checked="" type="checkbox"/>	R002763	n/a	Related parties	
<input checked="" type="checkbox"/>	R002508	n/a	Related parties	
<input checked="" type="checkbox"/>	R002439	n/a	Related parties	
<input checked="" type="checkbox"/>	R000774	n/a	Related parties	
<input checked="" type="checkbox"/>	R001945	n/a	Related parties	
<input checked="" type="checkbox"/>	R004143	n/a	Business affiliates	
<input checked="" type="checkbox"/>	R002169	n/a	Change of use	
<input checked="" type="checkbox"/>	R003801	n/a	Related parties	
<input checked="" type="checkbox"/>	R001815	n/a	Quit claim deed	
<input checked="" type="checkbox"/>	R001703	n/a	Mixed use	
<input checked="" type="checkbox"/>	R002368	n/a	Multi-parcels	
<input checked="" type="checkbox"/>	R003555	n/a	Multi-parcels	
<input checked="" type="checkbox"/>	R004763	n/a	Multi-parcels	
<input checked="" type="checkbox"/>	R004053	n/a	Financial institution	
<input checked="" type="checkbox"/>	R003681	n/a	Foreclosure	
<input checked="" type="checkbox"/>	R002089	n/a	Remodeled after sale	
<input checked="" type="checkbox"/>	R002837	n/a	Change of use	
<input checked="" type="checkbox"/>	R002219	n/a	Charitable	
Accounts Audited: 20 Auditor Agrees: -20 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
49 Pitkin				
Pitkin County does an excellent job of verifying disqualified sales. They used the DPT sales reason codes.				
<input checked="" type="checkbox"/>	273728300007	70	Other	THIS IS FOR A LOT LINE ADJUSTMENT WITH ADJACENT OWNER.
<input checked="" type="checkbox"/>	273512405010	70	Other	CONV-NOT FOUND IN THE MLS, PREVIOUS JULY SALE IS QUALIFIED-NOT LISTED ON THE OPEN MARKET-TD APPEARS THIS MAY BE RELATED PARTIES
<input checked="" type="checkbox"/>	273301406049	70	Other	CASH SALE UNQUALIFIED AS SPACE INCLUDES HEALTH CLUB MEMBERSHIP PER TD
<input checked="" type="checkbox"/>	273514213119	70	Other	CONV
<input checked="" type="checkbox"/>	290918301001	70	Other	CASH, THIS SALE REPRESENTS THE COMPLETION OF A 1031 EXCHANGE BUT IS NOT A STAND ALONE TRANSACTION. SEE RECPT# 513809 FOR THE ACTUAL SALE.
<input checked="" type="checkbox"/>	273718230005	70	Other	RE-RECORDED DOC
<input checked="" type="checkbox"/>	273707338007	70	Other	CASH, HAD BEEN UNDER CONTRACT FOR MORE THAN A YEAR PENDING APPROVAL FOR REDEVELOPMENT OF THE PROPERTY. RESOLD AFTER APPROVALS IN PLACE FOR 8.5 MILLION. SEE RECPT# 516250
<input checked="" type="checkbox"/>	273718168002	70	Other	CASH PURCHASED WHEN HOUSE WAS PARTIALLY COMPLETE. ARMS LENGTH SALE, BUT NEITHER OF THE 2 HOUSES WERE DONE. SEE REMARKS.
<input checked="" type="checkbox"/>	273301406045	70	Other	CASH PARK SPACE
<input checked="" type="checkbox"/>	273718276027	70	Other	UNQUALIFIED AS THERE IS A SECOND SALE IN THE SAME TIME PERIOD. CASH, APPEARS QUALIFIED PER TD1000, SOLD FOR FULL ASKING PRICE AFTER ONLY 45 DAYS. MAJOR RENOVATION AFTER 2005 SALE, SEE SALE VERSION FOR CONDITION AT TIME OF SALE.
<input checked="" type="checkbox"/>	273718265006	70	Other	DOC FEE DOES NOT MATCH SALE PRICE - THE DIFFERENCE BEING THE AMT OF PP-NOT FOUND IN MLS- ANOTHER OWNER IN SUBDIVISION PURCHASED HOME, NO COMMISSIONS WERE PAID, ALTHOUGH LAWYERS FEES PAID, SPOKE WOTH HOA-MAJOR REMODEL AFTER SALE

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	273501307017	70	Other	TD-1000 DID NOT MATCH DOC FEE CHANGED SALE ALL FURNISHINGS IN THE HOME & MANY ANTIQUES, LIST IS QUITE LONG, HOWEVER VALUE IS PROBABLY STILL OVER STATED. BUYER FOUND ENTRAN II AFTER THE SALE AND RECEIVED A REBATE OF SOME SORT, HOWEVER HERB KLEINS OFFICE DID NOT DIVULGE HOW MUCH. THE ENTRAN WAS REPLACED AFTER THE SALE AND THEN \$60,000 WAS PAID FOR THE RIGHT TO ADD SNOWMELT TO THE DRIVEWAY. HE WILL TRY TO GET ME IN FOR INSPECTION. UNQUALIFIED SALE-CASH FROM 1031 TRADE ALSO INVOLVED IN SALE
<input checked="" type="checkbox"/>	272929201087	70	Other	BOUNDARY ADJ CASH. INVALID SALE PER TD. DOC FEE DOES NOT MATCH SALE PRICE FOR LOT LINE ADJ
<input checked="" type="checkbox"/>	273301406065	70	Other	CASH. SALE UNQUALIFIED AS SPACE INCLUDES HEALTH CLUB MEMBERSHIP
<input checked="" type="checkbox"/>	264503100003	70	Other	CONV. APPEARS QUALIFIED PER TD & MLS#50154. LISTED FOR \$1,595,000; DOM-261. UNQUALIFIED/INVALID. SEE MORE RECENT SALE RECPT#515886.
<input checked="" type="checkbox"/>	264331203094	70	Other	APPEARS QUALIFIED PER TD & MLS #49996. FINANCING INCOMPLETE. INPUT AS INQUALIFIED SINCE THERE IS A SECOND SALE IN THE SAME TIME PERIOD. WE WILL RELY ON THE SECOND SALE FOR VALUATION PURPOSES. FITE
<input checked="" type="checkbox"/>	273301406067	70	Other	CASH SALE UNQUALIFIED AS SPACE INCLUDES HEALTH CLUB MEMBERSHIP PER TD
<input checked="" type="checkbox"/>	273301406076	70	Other	NO TD1000 FILED WROTE LETTER SALE UNQUALIFIED AS SPACE INCLUDES HEALTH CLUB MEMBERSHIP.
<input checked="" type="checkbox"/>	273511303009	70	Other	CONVENTIONAL APPEARS ARMS LENGTH. LISTED FOR 316 DAYS AT 3.95M. USE SALE CLOSER TO 6/30/06 ON RECEPTION 520504.
<input checked="" type="checkbox"/>	273707337061	70	Other	WAITING TO QUALIFY WHEN WE RECEIVE A NEW DEED SEE TD-1000 SCANNED IN ALREADY-LISTED FOR 720,000- THIS SHOULD BE A QUALIFIED SALE
<input checked="" type="checkbox"/>	264331311074	70	Other	CASH. UNQUALIFIED AS THE SALE WAS SPLIT BETWEEN 2 TDS. COMBINED THE 2 SALES MAKE A QUALIFIED SALE. PER TD & MLS #45808.
<input checked="" type="checkbox"/>	264331311074	70	Other	CASH. UNQUALIFIED AS 2 TDS WERE USED FOR THE ONE SALE. SALE IS QUALIFIED WHEN ADDED TOGETHER. PER TD & MLS #45808.
<input checked="" type="checkbox"/>	273718296005	70	Other	VERY CREATIVE-NOT LISTED IN MLS, ASPEN LAND FUND IS PUTTING TOGETHER ADJOINING PROPERTIES TO DEVELOP INTO ONE

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	273301406059	70	Other	SALE UNQUALIFIED AS PARKING PLACE INCLUDES HEALTH CLUB MEMBERSHIP. CASH
<input checked="" type="checkbox"/>	273718202206	70	Other	CASH 1031--NOT IN PARAGON LOT SOLD VACANT FOR \$4,750,000 IN 03 11/04 VERY LITTLE OF NEW STRUCTURE STARTED, SEE PHOTO
<input checked="" type="checkbox"/>	273301406064	70	Other	CASH. SALE UNQUALIFIED AS PRICE INCLUDES HEALTH CLUB MEMBERSHIP PER TD.
<input checked="" type="checkbox"/>	273301307016	70	Other	SALE UNQUALIFIED AS SALE WAS BETWEEN RELATED BUSINESS ENTITIES PER TD.
<input checked="" type="checkbox"/>	273301406037	70	Other	SALE UNQUALIFIED AS SPACE INCLUDES HEALTH CLUB MEMBERSHIP. CASH
<input checked="" type="checkbox"/>	273513134011	70	Other	CONV TD100 MISSING INFO SENT POSTCARD 10/28 NR - PURCHASED FROM FINANCIAL INST AFTER FORECLOSURE-LISTED FOR 340,000 IN JUNE 04, CONTRACTED 9/04
<input checked="" type="checkbox"/>	273301406076	70	Other	SALE UNQUALIFIED AS PRICE INCLUDES HEALTH CLUB MEMBERSHIP. CASH
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
50 Prowers				
Prowers County does a excellent job with the disqualified sales reasons. Unique county codes have been used in the past, but now they use the state codes.				
<input checked="" type="checkbox"/>	100047981	11	SEVERAL PARCELS INCLUDED	
<input checked="" type="checkbox"/>	100047990	11	SEVERAL PARCELS INCLUDED	
<input checked="" type="checkbox"/>	962033010	11	SEVERAL PARCELS INCLUDED	
<input checked="" type="checkbox"/>	287049070	15	MORE THAN ONE HOUSE IN SALE	
<input checked="" type="checkbox"/>	210008300	18	ESTATE BEING SOLD	
<input checked="" type="checkbox"/>	800018532	27	SALVAGE HOUSE ONLY	
<input checked="" type="checkbox"/>	102002030	27	SALVAGE HOUSE ONLY	
<input checked="" type="checkbox"/>	700069250	11	SEVERAL PARCELS INCLUDED	
<input checked="" type="checkbox"/>	200047220	06	ADDITION	Remodel
<input checked="" type="checkbox"/>	287059030	29	SPECIAL FINANCING	
<input checked="" type="checkbox"/>	220001073	18	ESTATE BEING SOLD	
<input checked="" type="checkbox"/>	700040100	11	SEVERAL PARCELS INCLUDED	
<input checked="" type="checkbox"/>	300068970	11	SEVERAL PARCELS INCLUDED	
<input checked="" type="checkbox"/>	400001771	11	SEVERAL PARCELS INCLUDED	
<input checked="" type="checkbox"/>	231002040	10	ASSEMBLAGE	
<input checked="" type="checkbox"/>	200070873	10	ASSEMBLAGE	
<input checked="" type="checkbox"/>	200047790	10	ASSEMBLAGE	
<input checked="" type="checkbox"/>	291006150	09	TRADE	
<input checked="" type="checkbox"/>	900033161	05	BUSINESS	
<input checked="" type="checkbox"/>	400071101	05	BUSINESS	Business partners
<input checked="" type="checkbox"/>	236073080	29	SPECIAL FINANCING	
<input checked="" type="checkbox"/>	420008030	18	ESTATE BEING SOLD	
<input checked="" type="checkbox"/>	400023180	10	ASSEMBLAGE	
<input checked="" type="checkbox"/>	967501350	40	FIRST SALE IN TIME PERIOD	
<input checked="" type="checkbox"/>	200017101	40	FIRST SALE IN TIME PERIOD	
<input checked="" type="checkbox"/>	200005691	90	BOUGHT UNDER DURESS DUETO FIRE	
<input checked="" type="checkbox"/>	40400	58	GOV AGENCY AS BUYER	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	200027050	53	DEED IN LIEU OF FORECLOSURE	
<input checked="" type="checkbox"/>	200053421	31	DISOLVING PARTNERSHIP	
<input checked="" type="checkbox"/>	404001070	12	AUCTION	
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
51 Pueblo				
The county is doing a good job of confirming their sales. RMVS did not agree with three disqualifications only because there was insufficient documentation.				
<input checked="" type="checkbox"/>	603410003	L		
<input checked="" type="checkbox"/>	524308002	F	Death certificate	
<input checked="" type="checkbox"/>	1208120004	G	Partial interest	
<input checked="" type="checkbox"/>	536402016	G		
<input checked="" type="checkbox"/>	525319002	G		
<input checked="" type="checkbox"/>	602309004	L	Divorce	
<input checked="" type="checkbox"/>	1509369004	D		
<input checked="" type="checkbox"/>	419310084	L	Forced sale	
<input checked="" type="checkbox"/>	420109007	C		
<input checked="" type="checkbox"/>	610305014	L		
<input checked="" type="checkbox"/>	3822000031	L		
<input checked="" type="checkbox"/>	9527002022	D		
<input checked="" type="checkbox"/>	614308023	D		
<input checked="" type="checkbox"/>	419310039	D	Foreclosure	
<input checked="" type="checkbox"/>	523111001	M	Two or more buildings	
<input checked="" type="checkbox"/>	419407011	C		
<input checked="" type="checkbox"/>	1516304002	C		
<input checked="" type="checkbox"/>	611110001	C		
<input checked="" type="checkbox"/>	9624005011	C		
<input checked="" type="checkbox"/>	533408012	C	Family transaction	
<input checked="" type="checkbox"/>	1509473001	B		
<input checked="" type="checkbox"/>	1402012028	B		
<input checked="" type="checkbox"/>	1100000142	B	Multi-properties	
<input checked="" type="checkbox"/>	420321021	D		
<input checked="" type="checkbox"/>	611317001	N		
<input checked="" type="checkbox"/>	1522107004	B		
<input checked="" type="checkbox"/>	1415219001	B		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	1415013010	C		
<input checked="" type="checkbox"/>	525306010	C		
<input checked="" type="checkbox"/>	1521247001	D		
<input checked="" type="checkbox"/>	505009002	D		
<input checked="" type="checkbox"/>	1404005007	Z		
<input checked="" type="checkbox"/>	514403009	Z	See comments	Questionable stated consideration
<input checked="" type="checkbox"/>	1504106021	V		
<input checked="" type="checkbox"/>	420233002	N		
<input checked="" type="checkbox"/>	514432019	N		
<input checked="" type="checkbox"/>	1509381031	N	Personal representative's deed	
<input checked="" type="checkbox"/>	330023001	M		
<input checked="" type="checkbox"/>	536409001	M		
<input checked="" type="checkbox"/>	1501211020	M		
<input checked="" type="checkbox"/>	4836303068	M		
<input checked="" type="checkbox"/>	1514214081	V	Remodeled after sale	
<input type="checkbox"/>	608404027	F	First sale after PRD	Insufficient documentation
<input type="checkbox"/>	608407002	N		Insufficient documentation
<input type="checkbox"/>	623104001	F	First sale after PRD	Insufficient documentation
Accounts Audited: 45 Auditor Agrees: -42 Auditor Disagrees: -3 Auditor Disagrees: -6.67%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
52 Rio Blanco				
Pitkin County does an excellent job of verifying disqualified sales. They used the DPT sales reason codes.				
<input checked="" type="checkbox"/>	R101350	70	1ST SALE OF MULTIPLE SALE IN TIME FRAME	
<input checked="" type="checkbox"/>	R304590	70	10/24/07:VERIFICATION SENT 11/6/07:PURCHASED THRU WESTERN EXPOSURES. PARTIAL 1031 EXCHANGE FROM PROPERTY SOLD IN VERNAL, UT, VALUED AT 400,000. LOT #22 WAS PURCHASED AS A RESIDENTIAL LOT. PLAN TO BUILD A HOUSE/GARAGE WITHIN 6 MONTHS. PURCHASED PARTIALLY DEVELOPED LAND INCLUDING WATER, ELECTRIC, & ROADS. CONSIDER SALE PRICE TO BE MARKET VALUE.	
<input checked="" type="checkbox"/>	R304589	70	10/24/07:VERIFICATION SENT 11/6/07:PURCHASED THRU WESTERN EXPOSURES. PARTIAL 1031 EXCHANGE FROM PROPERTY SOLD IN VERNAL, UT, VALUED AT 400,000. LOT #21 WAS PURCHASED AS AN INVESTMENT.PURCHASED PARTIALLY DEVELOPED LAND INCLUDING WATER, ELECTRIC, & ROADS. CONSIDER SALE PRICE TO BE MARKET VALUE.	
<input checked="" type="checkbox"/>	R303001	70	12/5/07:VERIFICATION SENT 12/17/07:TRANSACTION WAS AMONG RELATION. MOTHER/FAMILY PARTNERSHIP TO SON. INTEND TO USE AS VACATION PROPERTY/CABIN WITHIN NEXT COUPLE OF YEARS. WATER SYSTEM NEED REPAIR, HOLDING TANK AND DRAIN LINES ONLY.	
<input checked="" type="checkbox"/>	R120820	70	9/10/07:VERIFICATION SENT 9/27/07:VERIFICATION RECEIVED. PURCHASED FOR AN INVESTMENT/RESALE. PLAN TO SPLIT OFF LAND FROM HOUSE-KEEP THE LAND-RESALE THE HOME. BUYER HELD ADJACENT PROPERTIES. HOME IS IN AVERAGE CONDITION. NEEDS SOME WORK ON THE EAVES, INSIDE NEEDS REMODEL-STILL HAS "60S DECOR" NO REMODELING DONE FOR 40+ YEARS. THEY WANTED THE LAND-THIS INFLUENCED THE SALE PRICE. DO NOT CONSIDER THE SALE MARKET VALUE. "IT WAS MORE THAN LIKELY HIGHER THAN THE ACTUAL VALUE. I AM HAVING IT APPRAISED."	
<input checked="" type="checkbox"/>	R002415	70	3/8/07: VERIFICATION SENT 3/20/07:VERIFICATION RECEIVED. INVESTMENT PURPOSES. APPRAISED AT 240,000. PROPERTY IS USED AS A RENTAL \$3200/MONTH FOR FOUR UNITS. PROPERTY WAS SOLD 3/1/07. FEELS IT IS MARKET VALUE.	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R003615	70	MULTIPLE SALE OF SAME PROPERTY IN THE SAME DAY. THIS IS THE FIRST SALE.	
<input checked="" type="checkbox"/>	R003992	70	70-SALE IS REALLY TO SHERWOOD-OVERTON NOT SALE	
<input checked="" type="checkbox"/>	R902830	72	ALSO SCH 141265 FLC TYPE SALE	
<input checked="" type="checkbox"/>	R004209	70	SALE INVOLVES 10 UNDEVELOPED LOTS WITH NO STREET ACCESS.	
<input checked="" type="checkbox"/>	R100150	70	PROPERTY HAD BEEN CONDEMMED BY TOWN OF RANGELY AND HAD TO BE REPAIRED TO THEIR STANDARDS	
<input checked="" type="checkbox"/>	R103105	70	SALE INCLUDES MH OF UNKNOWN VALUE	
<input checked="" type="checkbox"/>	R501942	69	8/07 TRANSFER ON .0829 INTEREST	
<input checked="" type="checkbox"/>	R001815	70	Notes on computer	
<input checked="" type="checkbox"/>	R501956	70	70-AG VALUE PP 10,000 BLU SKY 18,400	
<input checked="" type="checkbox"/>	R141265	72	MULTI SALE WITH 902830	
<input checked="" type="checkbox"/>	R704335	70	2/8/07: VERIFICATION SENT 8-30-07 XTO OVERPAID MARKET PRICE BECAUSE THEY HAD TO HAVE THIS ACREAGE FOR THEIR DRILLING PROGRAM. AK	
<input checked="" type="checkbox"/>	R002385	72	BUYERS RENTED HOME FOR YEARS PRIOR TO PURCHASE. HOME IS IN FAIR CONDITION.	
<input checked="" type="checkbox"/>	R004013	72	SALE TO RENTER, POOR COND AS PER SELLER	
<input checked="" type="checkbox"/>	R504447	72	THERE ARE LAWRENCE WHO OWN PROPERTY NEXT TO THIS	
<input checked="" type="checkbox"/>	R103046	72	GOWEN SOLD TO RENTER, PER SANDRA SP REFLECTS PRICE AT TIME OF PROMISARY NOTE IN 1997 RECENT APPRAISAL VALUE IS 53,000.	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R103348	70	3/28/07: VERIFICATION SENT BUYER STATES HE PAID MORE BECAUSE HE REALLY WANTED THE LOT. PRICE RANGE IS NORMALLY 18,000 TO 28,000. HE PAID 40,000. 4/2/07:VERIFICATION RECEIVED. THE BUYER STATES THAT THEY PAID MORE THAN THE GOING RATE. THEY WERE ABOUT \$4000 OVER. BUYERS ARE BUILDING A HOME ON IT. THERE IS AN EASEMENT ON THE FRONT 20 FEET OF THE PROPERTY, AND 25 FEET ON THE SIDES AND 10 FEET ON THE BACK OF THE PROPERTY. PARTIALLY DEVELOPED LAND THAT IS VALUED AT 36,000. DONT CONSIDER THE SELLING PRICE TO BE MARKET VALUE BECAUSE THEY REALLY WANTED THE LOT, AND WERE WILLING TO ENTICE THE SELLER SO THEY COULD HAVE IT.	
<input checked="" type="checkbox"/>	R704325	72	3 SCH. 704327 704343 & 704325 ARNOLD CARRIED NOTE AND TOOK PROPERTY BACK.	
<input checked="" type="checkbox"/>	R001775	73	TALKED TO MR HOBBS HE WAS GOING THROUGH DIVORCE AND SOLD PROPERTY TO GET OUT FROM UNDER IT NOT ON MARKET	
<input checked="" type="checkbox"/>	R004013	73	GRANTOR BUILT A NEW HOME AND NEEDED TO SELL THIS FAST AS PER GRANTEE	
<input checked="" type="checkbox"/>	R100166	73	OWNER STATED PURCHASE WAS FOR LAND HOMES WILL BE TORN DOWN	
<input checked="" type="checkbox"/>	R100460	73	OWNER HAD 2 HOUSES ON MARKET FOR OVER 1 YR W/ NO INTEREST, SOLD AS RENTAL/INVESTMENT PROPERTY	
<input checked="" type="checkbox"/>	R000250	72	PARRS RENTED THIS TO FINISH THE CONSTRUCTION AND THEN BOUGHT IT	
<input checked="" type="checkbox"/>	R000061	72	FROM FATHER	
<input checked="" type="checkbox"/>	R102150	72	NOT ON MARK BOUGHT FROM ESTATE	
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
53 Rio Grande				
The county is doing a good job of confirming their sales. RMVS did not agree with one disqualified sale in their sample due to insufficient documentation.				
<input checked="" type="checkbox"/>	1530441006	54	Religious	
<input checked="" type="checkbox"/>	1530448003	77	Use change	
<input checked="" type="checkbox"/>	1104000087	64	Multi-parcels	
<input checked="" type="checkbox"/>	1106300293	66	Personal property	
<input checked="" type="checkbox"/>	1320400399	57	Family transaction	
<input checked="" type="checkbox"/>	1517400480	76	Mobile home	
<input checked="" type="checkbox"/>	1525400336	75	Mixed use	
<input checked="" type="checkbox"/>	1529200460	69	Partial interest	
<input checked="" type="checkbox"/>	1908300008	52	Public utility	
<input checked="" type="checkbox"/>	2133003010	57		
<input checked="" type="checkbox"/>	2133000048	75		
<input checked="" type="checkbox"/>	2127303010	70		Used 2nd sale in period
<input checked="" type="checkbox"/>	2127303007	70		Multi-lots
<input checked="" type="checkbox"/>	2125409024	68		
<input checked="" type="checkbox"/>	2119000055	66		
<input checked="" type="checkbox"/>	1930210025	77		
<input checked="" type="checkbox"/>	1530416007	56	Financial institution	
<input checked="" type="checkbox"/>	1920100352	62	Doubtful title	
<input checked="" type="checkbox"/>	1529301001	53	Charitable	
<input checked="" type="checkbox"/>	1717200581	63		
<input checked="" type="checkbox"/>	1717100506	63	Trade	
<input checked="" type="checkbox"/>	1715200483	77		
<input checked="" type="checkbox"/>	1532300001	75		
<input checked="" type="checkbox"/>	1531019007	56		
<input checked="" type="checkbox"/>	1530467006	75		
<input checked="" type="checkbox"/>	1530463009	68	Under construction	
<input checked="" type="checkbox"/>	1530437009	60	Estate sale	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	1930100456	69		
<input checked="" type="checkbox"/>	1530430028	68	Remodeled after sale	
<input type="checkbox"/>	1734100267	70	Other	Insufficient documentation
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-29	Auditor Disagrees: -1
				Auditor Disagrees: -3.33%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
54 Routt County				
Routt County does an excellent job of sales verification. Routt county does use the DPT sales reason codes.				
<input type="checkbox"/>	R0817540	70	OTHER	Buyer and seller (neighbors) did not seek assistance from appraiser or realtor when deciding on sale price. House is a scrapper, sale price if lor land only.
<input type="checkbox"/>	R0425475	70	OTHER	Sale included all 8 units in Xanadu Lodge, common area parcel, plus lots 1&2 of mountain ventures subd.
<input type="checkbox"/>	R0424913	70	OTHER	Sold to realtor, left message with Forney. Possible commission adjustment, two lots.
<input type="checkbox"/>	R0383824	71	NOT ON OPEN MARKET	QCD, Not market value.
<input type="checkbox"/>	R0355984	70	OTHER	Not on open market, buyer purchased for assemblage.
<input type="checkbox"/>	R0325385	57	Related Parties	Joe Somers to Kirk Somers - Family
<input type="checkbox"/>	R0259110	70	OTHER	Large property within city limits. Atypical not used for dollar adj.
<input type="checkbox"/>	R0255465	70	OTHER	Development of surrounding neighborhoods, therefore ratios a re invalid for time trend analysis.
<input type="checkbox"/>	R0255198	71	NOT ON OPEN MARKET	Multi-lot and contiguous purchase: unqualified for time trend analysis, no MLS: Spoke with buyer solicited seller, not on open market.
<input type="checkbox"/>	R3323865	70	OTHER	Though buyer says garage isn't worth anything, unqualified sale for ratio snalysis
<input type="checkbox"/>	R0255186	70	OTHER	Two deeds transferring ownership to Vander, Kody. Total amt is 32,000, confirmed on 2nd transaction.
<input type="checkbox"/>	R0217976	70	OTHER	Adjacent landowner purchases for expansion
<input type="checkbox"/>	R0208030	71	NOT ON OPEN MARKET	Per buyer, seller very motivated. House was leased to current owner. House not sold on open market.
<input type="checkbox"/>	R0163128	64	MULTI PROPERTIES	SOA#629029, along with R6169489 and R8166400
<input type="checkbox"/>	R0155428	70	OTHER	According to MLS, there is shared well on lot
<input type="checkbox"/>	R0155308	71	NOT ON OPEN MARKET	QCD
<input type="checkbox"/>	R0015563	71	NOT ON OPEN MARKET	Buyer solicited seller for purchase of this and lot 72
<input type="checkbox"/>	R0015555	71	NOT ON OPEN MARKET	Death Certificate from Husband to Wife
<input type="checkbox"/>	R0255217	70	OTHER	Two separate closings on one property, only one deed executed for 5K.
<input type="checkbox"/>	R4208014	71	NOT ON OPEN MARKET	Buyer approached seller, not listed for sale.

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input type="checkbox"/>	R6206498	76	AG	Sale is ag, ratios invalif
<input type="checkbox"/>	R6204921	76	AG	Sale is ag, ratios invalif
<input type="checkbox"/>	R6176715	57	Related Parties	Vaitkus, Lydia seller Vaitkus, Linas, buyer
<input type="checkbox"/>	R4838300	70	OTHER	Extensive remodel and conversion to apartments after purchase.
<input type="checkbox"/>	R4815915	70	OTHER	Sale price very low, possible related parties. The box on the TD regarding relationship was not checked. Need to verify.
<input type="checkbox"/>	R4551248	70	OTHER	Electricity has been brought to lot line since last RA; unqualified for time trending analysis.
<input type="checkbox"/>	R4523386	70	OTHER	Driveway, underground power and phone added since last reappraisal, rations invalid for time trend analysis.
<input type="checkbox"/>	R4325121	70	OTHER	Parcel split by tax area. Sale confirmed on R4205120.
<input type="checkbox"/>	R2582160	70	OTHER	Perpetual/non-exclusive easement for water and sewer.
<input type="checkbox"/>	R4255572	69	PARTIAL INTEREST	Undivided 1/2 interest
<input type="checkbox"/>	R3204987	71	NOT ON OPEN MARKET	Assumed loan, seller very motivated
<input type="checkbox"/>	R4202881	71	NOT ON OPEN MARKET	#621689 SOA
<input type="checkbox"/>	R4202753	71	NOT ON OPEN MARKET	2.3 ac split from R2011745/932351001 per this deed.
<input type="checkbox"/>	R4202020	70	OTHER	At time of sale, this lot was unique to the neighborhood, as it had no road, only a trail to the lot, and no power tolot line. Buyer had to build road and bring in power.
<input type="checkbox"/>	R3824304	70	OTHER	Sold to commercial developer.
<input type="checkbox"/>	R3817976	70	OTHER	Other considerations included, but was not able to get buyer to tell me what they were other than a service the buyer paid additional for.???
<input type="checkbox"/>	R3552045	70	OTHER	Electricity has been brought to lot line since last RA; unqualified for time trending analysis.
<input type="checkbox"/>	R3551392	70	OTHER	Electricity has been brought to lot line since last RA; unqualified for time trending analysis.
<input type="checkbox"/>	R4207753	76	AG	Sale is ag, ratios invalif
<input type="checkbox"/>	R4255572	69	PARTIAL INTEREST	Undivided 1/2 interest
<input type="checkbox"/>	R4215010	70	OTHER	Condition of house over stated in CAMA, when corrected, it drops the actual value to 619K, more in line with sale price. Unq for time trending.
<hr/>				
Accounts Audited:	41	Auditor Agrees:	0	Auditor Disagrees: -41 Auditor Disagrees: -100.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
55 Saguache				
Saguache county is doing an excellent job of confirming their sales. RMVS agreed with the county's reason for disqualifying each of the sales selected in the sample.				
<input checked="" type="checkbox"/>	460508100534	4	Religious organization	
<input checked="" type="checkbox"/>	485733018007	10	Estate sale	
<input checked="" type="checkbox"/>	485732408002	60	Estate sale	
<input checked="" type="checkbox"/>	460518400246	14	Multi-properties	
<input checked="" type="checkbox"/>	460407200028	7	Related parties	
<input checked="" type="checkbox"/>	406103100002	12		
<input checked="" type="checkbox"/>	448707205003	7		
<input checked="" type="checkbox"/>	460508300038	60		
<input checked="" type="checkbox"/>	460210200243	1		
<input checked="" type="checkbox"/>	448318300065	3	Charitable organization	
<input checked="" type="checkbox"/>	460519400026	19	Court case	
<input checked="" type="checkbox"/>	460507400071	99	Address change only	
<input checked="" type="checkbox"/>	459311200039	8		
<input checked="" type="checkbox"/>	460407338007	69		
<input checked="" type="checkbox"/>	422324200003	28	Used second sale in period	
<input checked="" type="checkbox"/>	448707225004	23	Remodeled after sale	
<input checked="" type="checkbox"/>	460407342017	36	Combined parcels	
<input checked="" type="checkbox"/>	448707205003	69		
<input checked="" type="checkbox"/>	460508200068	69	Partial interest	
<input checked="" type="checkbox"/>	460209300395	13	Trade	
<input checked="" type="checkbox"/>	485733308002	8	Business affiliates	
<input checked="" type="checkbox"/>	485733013006	6	Financial institution	
<input checked="" type="checkbox"/>	460506299015	16	Personal property	
<input checked="" type="checkbox"/>	396321200059	7		
<input checked="" type="checkbox"/>	485309400075	12	Quit claim deed	
<input checked="" type="checkbox"/>	485733002007	1	Government agency	
<input checked="" type="checkbox"/>	448912116002	11	Judicial order	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	485733318010	69		
<input checked="" type="checkbox"/>	485733319003	7		
<input checked="" type="checkbox"/>	460407328013	14		
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
				Auditor Disagrees: 0.00%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
56 San Juan County				
San Juan County Does an excellent job of documentation on disqualified sales. San Juan does not use the State DPT sales reason codes for disqualified sales.				
<input checked="" type="checkbox"/>	48291720130003	13	TRADE INVOLVED	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	48291910920002	23	REMODEL SINCE PURCHASE	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	48291730200009	08	BUSINESS PARTNERS	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	4829171R050008	14	SALE OF MULTIPLE PROPERTIES	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	50891230080548	18	FRACTIONAL INTEREST	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	50891230080547	18	FRACTIONAL INTEREST	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	48291730190004	08	BUSINESS PARTNERS	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	50891230080548	18	FRACTIONAL INTEREST	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	50891230080548	18	FRACTIONAL INTEREST	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	48291730350004	8	BUSINESS PARTNERS	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	50891230080547	18	FRACTIONAL INTEREST	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	47730310050022	08	BUSINESS PARTNERS	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	48291910920001	13	TRADE INVOLVED	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	50891230080547	18	FRACTIONAL INTEREST	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	48291730780001	14	SALE OF MULTIPLE PROPERTIES	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	50891230080548	18	FRACTIONAL INTEREST	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	50891230080547	18	FRACTIONAL INTEREST	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	50891320081017	14	SALE OF MULTIPLE PROPERTIES	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	48291730780001	14	SALE OF MULTIPLE PROPERTIES	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	50891320081022	14	SALE OF MULTIPLE PROPERTIES	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	48291730770001	14	SALE OF MULTIPLE PROPERTIES	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	48291730770001	14	SALE OF MULTIPLE PROPERTIES	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	48291730500002	25	QUESTIONABLE SALE PRICE	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	4829171B140001	14	SALE OF MULTIPLE PROPERTIES	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	4829171B120001	14	SALE OF MULTIPLE PROPERTIES	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	50917310000011	18	FRACTIONAL INTEREST	Approved State Codes for D/Q
<input checked="" type="checkbox"/>	48291730300004	23	REMODEL SINCE PURCHASE	Approved State Codes for D/Q

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	48291840560002	14	SALE OF MULTIPLE PROPERTIES	Approved State Codes for D/Q
Accounts Audited: 28 Auditor Agrees: -28 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
57 San Miguel				
San Miguel County does an excellent job on their D/Q Sales. San Miguel County does not use the State DPT codes.				
<input checked="" type="checkbox"/>	477903101087	29	Partial Interest	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	477901203021	22	To Settle Estate	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	477901203021	22	To Settle Estate	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	477903113013	29	Partial Interest	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	477903113021	29	Partial Interest	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	456536324008	22	To Settle Estate	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	477903108024	40	parking space	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	477901212026	6	Involves Trades	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	477901212026	6	Involves Trades	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	477904106004	0	Major remodel	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	477903107006	19	Sale Involves Personal Prop	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	477903310301	0	major remodel	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	456536406022	11	Remodeled Additional Struct	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	477903310301	0	major remodel	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	477901203006	0	Major Remodel	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	456536406022	11	Remodeled Additional Struct	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	456532117106	10	Deed Restricted	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	456532117106	10	Deed Restricted	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	456532117107	10	Deed Restricted	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	456532117107	10	Deed Restricted	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	456536318030	11	Remodeled Additional Struct	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	456731305032	11	Remodeled Additional Struct	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	477903107006	19	Sale Involves Personal Prop	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	456536406022	11	Remodeled Additional Struct	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	479901301009	17	Ag Value	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	454533200001	17	Ag Value	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	452723403008	17	Ag Value	Approved State DPT acceptable codes

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	429527215001	19	Sale Involves Personal Prop	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	429527215001	19	Sale Involves Personal Prop	Approved State DPT acceptable codes
<input checked="" type="checkbox"/>	477903113036	10	Deed Restricted	Approved State DPT acceptable codes
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-30	Auditor Disagrees: 0
			Auditor Disagrees: 0.00%	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
58 Sedgwick				
The county is doing an excellent job of confirming their sales. RMVS reviewed all of the disqualified sales and agreed with the county.				
<input checked="" type="checkbox"/>	17500002	67	Franchise	
<input checked="" type="checkbox"/>	13013010	57	Related parties	
<input checked="" type="checkbox"/>	14060020	57		
<input checked="" type="checkbox"/>	06122760	63	Trade	
Accounts Audited: 4 Auditor Agrees: -4 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
59 Summit				
Summit County does an excellent job of their description of unqualified sales. Summit county does not use the complete list of sales reason codes from the State DPT list.				
✓	2373-0110-15-001	80	Excluded Sale	transaction from 1031 exchange company, previous deed was true sale
✓	2209-3010-23-016	80	Excluded Sale	timeshare one eighth interest mlv
✓	2095-0740-18-031	80	Excluded Sale	correction deed corrects bad legal rec 818637
✓	2211-3134-26-001	80	Excluded Sale	extensive remodel after sale - do not use for 2007 modeling - MP
✓	2095-2330-06-003	80	Excluded Sale	Property sold 15% below market value not listed with MLS not exposed to open market no appraisal owner set price per Realtor 081706 lb
✓	2095-0630-01-009	80	Excluded Sale	this deed is invalid as it is a split of L 28 There is a plat to be filed that Title Co of the Rockies is sitting on due to lien 061005 n
✓	2095-2340-08-001	80	Excluded Sale	addn and extensive remodel after sale 062806 lb
✓	1695-0540-04-020	80	Excluded Sale	SALE EXCLUDED - MINI RANCH W/ CONCIERGE/ LODGE AMENITIES NOT COMP-MP
✓	2371-1930-05-018	80	Excluded Sale	as is sale by foreclosure, broken water pipes and MLS states there is damage dmc 9/26/05
✓	2097-3540-00-033	80	Excluded Sale	SALE EXCLUDED FROM 2007 REVAL - PARCEL REPLATTED AFTER SALE BUT NOT PROCESSED DUE TO TAX AREA ISSUE - MP
✓	2209-3640-01-027	80	Excluded Sale	SALE EXCLUDED - EXTENSIVE REMODEL AND ADDITION BEGUN BEFORE SALE WAS INSPECTED - CANNOT DETERMINE WHAT ACTUALLY SOLD - MP
✓	2209-0140-06-019	80	Excluded Sale	auction sale in 12/04 dmc 9/7/05
✓	2209-0110-06-002	80	Excluded Sale	sold at auction in 12/04 dmc 9/7/05
✓	2209-0140-06-013	80	Excluded Sale	auction sale in 12/04 dmc 9/7/05
✓	2095-0530-16-002	80	Excluded Sale	RE agent felt they could get \$125,000. Estate sale and sellers want t sold fast so listed below market & took 1st offer Not recommended
✓	2211-3140-03-002	80	Excluded Sale	EXCLUDE SALE - MAJOR REMODEL UNDERWAY - COULD NOT IDENTIFY STRUCTURE AT TIME OF SALE - MP/DB
✓	2371-1910-08-022	80	Excluded Sale	TD says it is a deed in lieu of foreclosure dmc
✓	2211-3131-18-003	80	Excluded Sale	SALE EXCLUDED - EXTENSIVE REMODEL UNDERWAY - COULD NOT CONFIRM IMP AT TIME OF SALE - MP

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	2211-1840-02-034	80	Excluded Sale	by the time home was inspected existing home was enveloped by addition unable to determine grade or cond excluded sale pmw
<input checked="" type="checkbox"/>	1695-1720-04-009	80	Excluded Sale	SALE EXCLUDED - MINI RANCH W/ CONCIERGE/ LODGE AMENITIES NOT COMP-MP
<input checked="" type="checkbox"/>	2211-1810-21-007	80	Excluded Sale	excluded sale for 2007 - sold with partial foundation in place - MP
<input checked="" type="checkbox"/>	2211-3140-04-002	80	Excluded Sale	home was not 100% complete when purchased not valid sale pmw 3-07
<input checked="" type="checkbox"/>	2483-0110-02-006	80	Excluded Sale	PARCEL SOLD OUT OF ESTATE SALE TO ADJ PROPERTY OWNER FOR 2 TIMES LESS THAN TYPICAL MARKET - EXCLUDED FOR 2007 - MP
<input checked="" type="checkbox"/>	2209-3630-07-002	80	Excluded Sale	this is the sale from the 1031 acquisition company, previous deed is true sale dmc
<input checked="" type="checkbox"/>	2373-3610-02-010	80	Excluded Sale	this sale included the construction of half of duplex and so far no construction started, buyer mentioned lawsuits dmc
<input checked="" type="checkbox"/>	2483-0130-17-007	80	Excluded Sale	purchased from mortgage company-foreclosure
<input checked="" type="checkbox"/>	2211-1720-06-025	80	Excluded Sale	foreclosure sale with water pipe damages dmc
<input checked="" type="checkbox"/>	2373-3610-02-011	80	Excluded Sale	this sale included half of duplex that has not been started, owners mentioned a possible lawsuit dmc
<input checked="" type="checkbox"/>	2211-3133-28-008	80	Excluded Sale	Not listed on open market, talked to owner said they paid too much for the property-they were next door neighbors and wanted the property
<input checked="" type="checkbox"/>	2093-1920-49-001	80	Excluded Sale	2nd step in 1031 sale excluded, previous deed was true sale
Accounts Audited: 30 Auditor Agrees: -30 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
60 Teller				
Teller County does an excellent job with their description of sales reasons. Notes are very explanatory. Teller County does not use the State DPT sales reason codes entirely, they use some of the codes, but have other codes they also use.				
✓	R0024407	57	Related parties	No MLS - Related Parties - lots can only be used for camping (see notes)
✓	R0024458	16	2nd or > deed for 1 sale	Related Parties, No MLS- SHOWS LINDA & DANIEL SELLING BUT ONLY DANIEL SIGNED LINDA DEEDED OUT REC # 575555
✓	R0009627	87	Dealer Purchase for Resale	DEALER PURCHASE FOR RESALE- BOTTOM LINE TOOK OWNERSHIP
✓	M0027389	87	Dealer Purchase for Resale	DEALER PURCHASE FOR RESALE- BOTTOM LINE TOOK OWNERSHIP
✓	N0025360	75	Buyer owned adjacent prop	Multiple Sale in Base Period. SELLER IS ALSO A PARTNER WITH BUYERS- USED REED GRAINGER TO COMPLETE TRANSACTION- BUYER IS PURCHASING AS MUCH ADJOINING PROPERTY AS POSSIBLE- ORIG DEED NOT TRANSFERRED IN ERROR; TRANSFERRED 3/23/06, REC # 575713
✓	N0024751	75	Buyer owned adjacent prop	Multiple Sale in Base Period. SELLER IS ALSO A PARTNER WITH BUYERS- USED REED GRAINGER TO COMPLETE TRANSACTION- BUYER IS PURCHASING AS MUCH ADJOINING PROPERTY AS POSSIBLE- ORIG DEED NOT TRANSFERRED IN ERROR; TRANSFERRED 3/23/06, REC # 575713
✓	R0028251	68	Remodeled/chgd. after sale	USED REALTOR. Structure was uninhabitable at sale date per acct summary notes.
✓	N0026025	17	Multiple Sales in Base Period	NO MLS- BUYER IS A RE BROKER
✓	R0029690	50	First after foreclosure	RPTD NOT SIGNED. BUYER STATED PURCHASED NON-PERFORMING LOAN FROM LITCHFIELD. - NOT A SALE
✓	R0008627	17	Dealer Purchase for Resale	BUYER IS A LAND LIQUIDATOR- SENT OUT POSTCARDS OFFERING TO BUY LAND IN COLORADO- NOT A MARKET SALE- NO RPTD- RESALE PROPERTY
✓	R0005040	17	Multiple Sales in Base Period	LISTED AT \$6000- ON THE MARKET FOR A VERY LONG TIME WITH A START LP OF \$12,000- BUYER IS A SPEC HOME BUILDER
✓	R0009521	16	2nd or > deed for 1 sale	sales price was \$12,000 per rptd other rec # is 586226 THIS DEED IS 1/2 INT
✓	R0024408	57	Related parties	No MLS - Related Parties - lots can only be used for camping (see notes)

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
✓	N0025382	17	Multiple Sales in Base Period	sold on very next deed rec # 584601- BUYER IS A RE INVESTOR
✓	N0025286	75	Buyer owned adjacent prop	BUYER IS ASSOC WITH REED GRAINGER- REED IS BUYING UP PROPERTIES IN THE IMMEDIATE AREA AS A MIDDLEMAN FOR PROVIDENCE & CALDERA MINING
✓	R0003930	87	Dealer Purchase for Resale	BUYERS CONTACTED SELLER- ALSO PURCHASED THEIR CURRENT PROPERTY FROM THE SAME SELLER SEVERAL YEARS AGO- NO ACCESS EXCEPT THROUGH BUYERS LAND-50% good for no access. BUYER ASSEMBLED LOTS W/ ACCESS FOR RESALE. SEE RECP 599219.
✓	R0001925	17	Multiple Sales in Base Period	Sold to Spring Creek Realty
✓	R0014870	17	Multiple Sales in Base Period	No MLS Listing, not listed with realtor - Cash Sale - Buyer has relatives in the area - property purchased for resale.
✓	R0053693	68	Remodeled/chgd. after sale	Purchased R0015535 & R0015536 and immediately did a lot line vacation- since sale, house has been constructed
✓	R0009139	60	Settle an estate	TRANSFER INADVERTENTLY OMITTED PREVIOUSLY
✓	N0025703	87	Dealer Purchase for Resale	BUYER IS PURCHASING MULTIPLE PROPERTIES IN THIS AREA FOR A MINING ENDEAVOR- SOMETIMES USES REED GRAINGER FOR THE TRANSACTION- SHANNON MURPHY IS PROVIDENCE MINING & CALDERA
✓	R0053498	7	Correction deed	THIS DEED WAS RECORDED BEFORE THE PLAT WAS RECORDED WILL NOT TRANSFER OWNERSHIP - SELLER/DEVELOPER REPLATTED AND SOLD A .1009 PORTION OF LOT 6 TO BE REPLATTED WITH BUYERS CURRENT LOT TO L8R
✓	R0021310	1	Consideration of \$500 or less	see reception number 578761 for valid sale and rptd to show that total sales price is \$6500
✓	N0025370	69	Sale of partial interest	ONLY SELLING 1/2 INT ONLY OWNS 1/2 SHE DID ANOTER DEED REC # 579824 FOR THE SAME CLAIMS
✓	N0026737	69	Sale of partial interest	ONLY SELLING 1/2 INT ONLY OWNS 1/2 SHE DID ANOTER DEED REC # 579824 FOR THE SAME CLAIMS
✓	N0025435	69	Sale of partial interest	ONLY SELLING 1/2 INT ONLY OWNS 1/2 SHE DID ANOTER DEED REC # 579824 FOR THE SAME CLAIMS
✓	R0009122	87	Dealer Purchase for Resale	no rptd- Buyer is a land liquidator with a california LLC - SENDS OUT MASS MAILERS OFFERING TO BUY AT A DISCOUNTED PRICE- INFERIOR SITE
✓	R0007446	99	Problem Deed	SOLD TO A RELATIVE FOR CASH TO FINISH OTHER PROJECTS IN EAGLECREST

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	N0025392	69	Sale of partial interest	ONLY SELLING 1/2 INT ONLY OWNS 1/2 SHE DID ANOTER DEED REC # 579824 FOR THE SAME CLAIMS
<input type="checkbox"/>	R0006206	87	Dealer Purchase for Resale	SENDING RPTD. NRLL EAST IS A NATIONWIDE LAND ACQUISITION COMPANY PURCHASING FROM PRIMARILY OUT OF STATE OWNERS. SENDS MASS MAIL POST CARDS OFFERING TO PURCHASE
<hr/>				
Accounts Audited:	30	Auditor Agrees:	-29	Auditor Disagrees: -1 Auditor Disagrees: -3.33%

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
61 Washington				
Washington County does an excellent job on documentation of disqualified sales. Washington County uses the State DPT sales reason codes.				
<input checked="" type="checkbox"/>	94754014001	42	NOT AN ARM'S LENGTH SALE	Condition was very low.
<input checked="" type="checkbox"/>	98044002015	42	NOT AN ARM'S LENGTH SALE	West back and forth to trust - 6 months deeded back to Jewell
<input checked="" type="checkbox"/>	92009501002	26	NOT TYPICAL COMMERCIAL	Old High School gym made into a SFR
<input checked="" type="checkbox"/>	92038001029	42	NOT AN ARM'S LENGTH SALE	Partial interest sale
<input checked="" type="checkbox"/>	92038001018	42	NOT AN ARM'S LENGTH SALE	Multiple sales special warrant deed - correction deed
<input checked="" type="checkbox"/>	92032004003	42	NOT AN ARM'S LENGTH SALE	Repositation Fanny Mae - See deed - sales reason
<input checked="" type="checkbox"/>	92032005005	26	NOT TYPICAL COMMERCIAL	Went from a SF garage to house
<input checked="" type="checkbox"/>	94754012001	42	NOT AN ARM'S LENGTH SALE	Condition was very low 53,000 SFR in 2000 to now value of 5K
Accounts Audited: 8 Auditor Agrees: -8 Auditor Disagrees: 0 Auditor Disagrees: 0.00%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
62 Weld				
The county is doing a good job of confirming their sales. RMVS did disagree with the disqualification of two sales only because there was insufficient documentation.				
<input checked="" type="checkbox"/>	R7111698	N/A	Financial institution	
<input checked="" type="checkbox"/>	R3268186	N/A	Multi-use	
<input checked="" type="checkbox"/>	R2840904	N/A	Partial interest	
<input checked="" type="checkbox"/>	R8776900	N/A	Personal property in sale	
<input checked="" type="checkbox"/>	R8458300	N/A	Partial interest	
<input checked="" type="checkbox"/>	R2982986	N/A	Partial interest	
<input checked="" type="checkbox"/>	R3850105	N/A	Non-profit/church	
<input checked="" type="checkbox"/>	R5554686	N/A	Multi-use	
<input checked="" type="checkbox"/>	R0042592	N/A	Multi-use	
<input checked="" type="checkbox"/>	R2936404	N/A	Judicial or legal issue	
<input checked="" type="checkbox"/>	R2822986	N/A	Government	
<input checked="" type="checkbox"/>	R7697399	N/A	Government	
<input checked="" type="checkbox"/>	R1804902	N/A	Family transaction	
<input checked="" type="checkbox"/>	R1817202	N/A	Family transaction	
<input checked="" type="checkbox"/>	R2141586	N/A	Family transaction	
<input checked="" type="checkbox"/>	R2569703	N/A	Family transaction	
<input checked="" type="checkbox"/>	R2712404	N/A	Developer to builder	
<input checked="" type="checkbox"/>	R8648100	N/A	Financial institution	
<input checked="" type="checkbox"/>	R3370405	N/A	Acquaintance	
<input checked="" type="checkbox"/>	R3669886	N/A	Estate sale	
<input checked="" type="checkbox"/>	R6986998	N/A	Religious	
<input checked="" type="checkbox"/>	R7935199	N/A	Quit claim deed	
<input checked="" type="checkbox"/>	R2630003	N/A	Trade	
<input checked="" type="checkbox"/>	R4327506	N/A	Tenant finish after sale	
<input checked="" type="checkbox"/>	R3304705	N/A	Tenant finish after sale	
<input checked="" type="checkbox"/>	R7837599	N/A	Financial institution	
<input checked="" type="checkbox"/>	R7070998	N/A	Financial institution	

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	R8208600	N/A	Trade	
<input checked="" type="checkbox"/>	R8194900	N/A	Financial institution	
<input checked="" type="checkbox"/>	R1455902	N/A	Builder to builder	
<input checked="" type="checkbox"/>	R3011386	N/A	Business interest in sale	
<input checked="" type="checkbox"/>	R1726102	N/A	Financial institution	
<input checked="" type="checkbox"/>	R2448203	N/A	Personal property in sale	
<input checked="" type="checkbox"/>	R1580486	N/A	Quit claim deed	
<input checked="" type="checkbox"/>	R1819786	N/A	Quit claim deed	
<input checked="" type="checkbox"/>	R3041286	N/A	Property changed after sale	
<input checked="" type="checkbox"/>	R5542486	N/A	Property changed after sale	
<input checked="" type="checkbox"/>	R4777986	N/A	Property changed after sale	
<input checked="" type="checkbox"/>	R0535101	N/A	Religious	
<input checked="" type="checkbox"/>	R5704586	N/A	Personal representatives deed	
<input checked="" type="checkbox"/>	R3754886	N/A	Personal representatives deed	
<input checked="" type="checkbox"/>	R4393606	N/A	Personal property in sale	
<input checked="" type="checkbox"/>	R2465086	N/A	Business interest in sale	
<input type="checkbox"/>	R3213886	N/A	In lieu of foreclosure	Insufficient documentation
<input type="checkbox"/>	R4609886	N/A	In lieu of foreclosure	Insufficient documentation
Accounts Audited: 45 Auditor Agrees: -43 Auditor Disagrees: -2 Auditor Disagrees: -4.44%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
63 Yuma				
The county is doing a good job of confirming their sales. RMVS disagreed with the disqualification of only one sale, as it lacked sufficient documentation.				
<input checked="" type="checkbox"/>	Y004619	14		
<input checked="" type="checkbox"/>	Y004361	19	Remodeled after sale	
<input checked="" type="checkbox"/>	Y004136	4	Religious	
<input checked="" type="checkbox"/>	W000872	7	Related parties	
<input checked="" type="checkbox"/>	R527038	7		
<input checked="" type="checkbox"/>	Y003112	7		
<input checked="" type="checkbox"/>	W000167	7		
<input checked="" type="checkbox"/>	Y003098	7		
<input checked="" type="checkbox"/>	Y004712	8	Business affiliates	
<input checked="" type="checkbox"/>	T007942	14	Multi-properties	
<input checked="" type="checkbox"/>	R424060	14		
<input checked="" type="checkbox"/>	Y004126	14		
<input checked="" type="checkbox"/>	W001174	16	Personal property	No reception # - Imps only
<input checked="" type="checkbox"/>	R115033	18		Included mobile home
<input checked="" type="checkbox"/>	Y003122	18		Minor structure
<input checked="" type="checkbox"/>	Y003259	19		
<input checked="" type="checkbox"/>	Y004083	19		
<input checked="" type="checkbox"/>	W000922	19		
<input checked="" type="checkbox"/>	W000110	19		
<input checked="" type="checkbox"/>	W001015	22	Government	
<input checked="" type="checkbox"/>	Y004726	41	Government	
<input checked="" type="checkbox"/>	Y004370	44	Demolished imps	
<input checked="" type="checkbox"/>	Y004439	45	Mixed use	
<input checked="" type="checkbox"/>	Y003908	50	Change of use	
<input checked="" type="checkbox"/>	W000742	52	Refinance	
<input checked="" type="checkbox"/>	W001020	7		
<input checked="" type="checkbox"/>	Y004642	7		

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
<input checked="" type="checkbox"/>	W000109	19		
<input checked="" type="checkbox"/>	Y004691	18		Included mobile home
<input type="checkbox"/>	Y004650	18	Other	Insufficient documentation
Accounts Audited: 30 Auditor Agrees: -29 Auditor Disagrees: -1 Auditor Disagrees: -3.33%				

Auditor Concurs	Parcel	Qualification Code	Qualification Notes	AuditorNotes
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